

CLOVERLEA HOUSE
SEAFIELD, PORTMAHOMACK



CLOVERLEA HOUSE, SEAFIELD, PORTMAHOMACK

A modern de-crofted bungalow with a portion of good quality registered croftland.

Tain 12 miles ■ Inverness 41 miles

- Two Reception Rooms. Five Bedrooms.
- Comfortable and well-appointed accommodation.
- Easily maintained de-crofted garden.
- About 14.37 hectares (35.57 acres) of owner-occupied registered croftland.
- Useful outbuildings including steel framed cattle shed.
- Far reaching views to the Moray Firth.

About 14.55 hectares (36 acres) in all.

Offers Over £650,000

Galbraith

Inverness
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 OnTheMarket



SITUATION

Cloverlea House lies on the edge of the picturesque coastal village of Portmahomack on the Tarbat Peninsula, a promontory lying to the north of Inverness between the Dornoch and Cromarty Firths. The area is popular for its dry climate, wonderful coastal light and fertile farmland culminating in a coastline of sheer cliffs and sandy beaches dotted with historic fishing villages. This varied landscape offers many opportunities for a wide range of rural sports and recreation from enjoying the sandy beaches to trout fishing on Loch Eye and golfing on one of the many links golf courses along the coast as far as Sutherland, including the world famous Royal Dornoch Championship Course. The nearby village of Portmahomack, with its sandy bay and views to Sutherland, has a post office, shop, cafes and restaurants, and a primary school while nearby Tain has an excellent range of shops and amenities including primary and secondary schooling. Inverness, about an hour's drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

Built in 2010 Cloverlea House is a detached bungalow which occupies a de-crofted site of about 0.174 hectares (0.43 acres). The accommodation over one floor is well-appointed with oak finishes, and the property is energy efficient with high levels of insulation and underfloor heating. Cloverlea House has been well maintained by the current owners who have lived in the property since 2015 and have made a number of improvements including the replacing of the wood burning stove in the sitting room and externally have landscaped the garden, made improvements to the drainage on the croftland and in 2017 had a cattle shed erected on an area of the croft that lies to the north of the property.

ACCOMMODATION

Entrance Hall. Utility Room. Dining Kitchen. Sun Room. Sitting Room. WC. Principle Bedroom with en-suite Shower Room. Four further Bedrooms. Bathroom. Study.

GARDEN GROUNDS

Cloverlea House is approached off the public road, a gateway opening to a driveway leading to a gravel parking area to the front of the property. The de-crofted garden is mainly laid to lawn edged with hedging and shrubs and interspersed with a variety of fruit trees. A large patio lies adjacent to the property and can be accessed via the sunroom.

CROFTLAND

The registered owner-occupied croftland, (Register No. C1250) <https://www.crofts.ros.gov.uk/register/search> extends to about 14.37 hectares (35.57 acres) and is IACS registered. The land, classified predominately as Grade 3(1) by the James Hutton Institute, rises from approximately 23m to 32m above sea level at its highest point and has an additional access from the public road. Currently used for rearing cattle the land also offers the opportunity to be used for crop cultivation or to be run as an equestrian or rural enterprise.





CROFTING TENURE

The land is classified as owner occupied croft land, whereby the owner is also the croft tenant. The purchaser would therefore become an owner-occupied crofter in terms of the Crofting Acts. This means that they are under a duty to be 1) ordinarily resident on or within 32 kilometres of the croft; 2) must not misuse or neglect the croft and; 3) actively manage the croft land. Prospective purchasers who have any concern in this regard should refer to the Crofting Commission for further information. <https://www.crofting.scotland.gov.uk/>

BASIC PAYMENT SCHEME (BPS) 2024

Basic Payment Entitlement was established on 15th May 2015. The Basic Payment Entitlements may be available for sale by separate negotiation. The current entitlements held are 13.97 units of Region 1. Any payments relating to the 2024 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2024 for the remainder of the scheme year.





OUTBUILDINGS

Cattle Shed
24.0m x 12.0m

There is a timber shed within the de-crofted garden.
On the croftland is a hen house, some open faced non-permanent equipment stores and a non-permanent field shelter.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil fired under floor heating	Band F	Available*	Available*	Band C	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Exact grid location - What3Words -<https://what3words.com/champions.cringe.firmer>

MOVEABLES

All carpets, fitted floor coverings, blinds, fridge freezer, dishwasher and Rangemaster stove are included in the sale. Further items including farm equipment may be available by separate negotiation.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV20 1RE

SOLICITORS

Allan, Black & McCaskie
151 High Street
Elgin
IV30 1DX

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

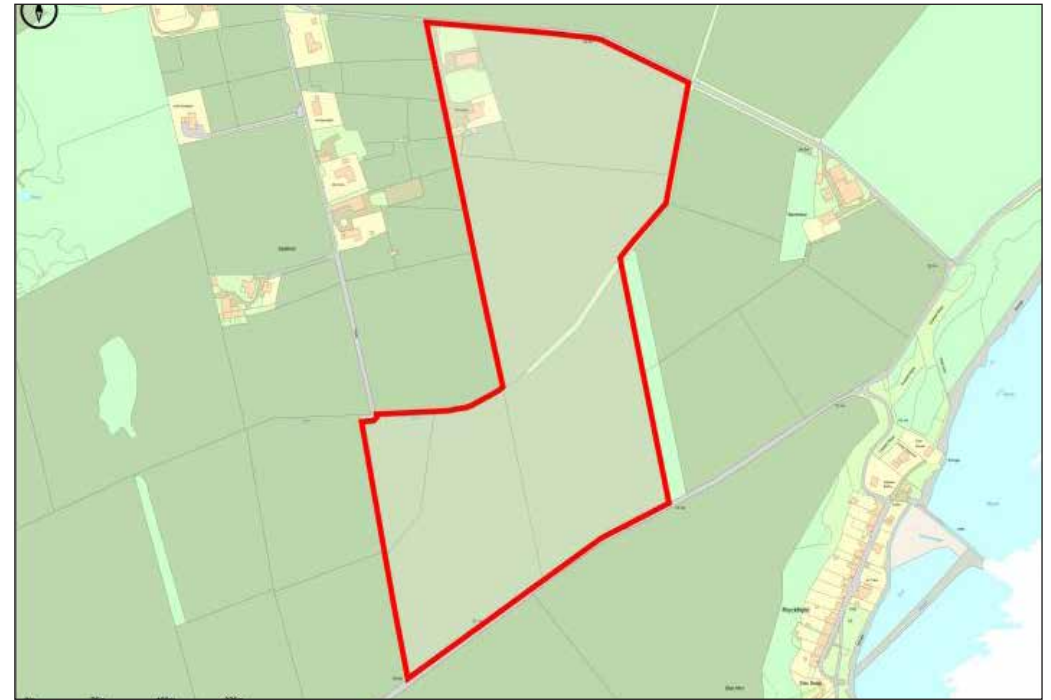
Failure to provide required identification may result in an offer not being considered.

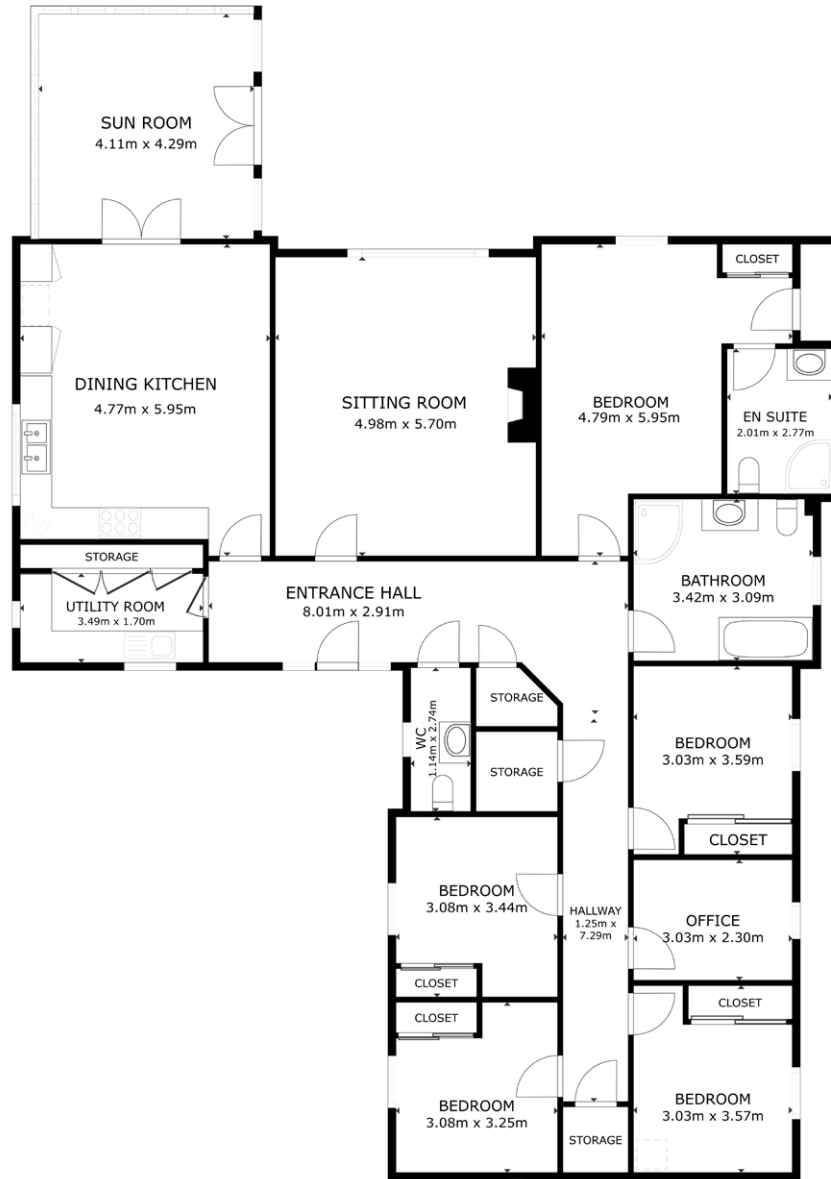




IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2024.





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GROSS INTERNAL AREA
 FLOOR PLAN 210.4 m²
 TOTAL : 210.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Galbraith



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PLEASE RECYCLE