

**NEWMILLS HOUSE**  
BALBLAIR, DINGWALL





# NEWMILLS HOUSE BALBLAIR, DINGWALL

A handsome traditional farmhouse and steading in a charming rural setting.

Cromarty 7 miles. ■ Dingwall 11 miles. ■ Inverness 18 miles.

About 0.8 hectares (1.9 acres) in all.

Offers over £440,000

- Two Reception Rooms. Two Bedrooms.
- In need of renovation but retaining many original features.
- A partially converted U-shaped steading with tremendous potential.
- Modern garden studio, polytunnels and general store.
- Courtyard garden, formal gardens and woodland with burn.
- Stunning views to Ben Wyvis.

**Galbraith**

Inverness  
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 OnTheMarket





### SITUATION

Newmills House is in the scattered hamlet of Newmills on the Black Isle. The property is in a beautiful, sheltered setting and one of a cluster of traditional houses, with a burn running along one boundary and stunning, far-reaching views to Ben Wyvis from the rear.

The Black Isle lies between the Moray and Cromarty Firths and has fertile rolling countryside with a beautiful coastline of raised beaches and prominent headlands. The area has a number of way-marked cycle trails and walks, while the coastal villages offer sheltered harbours and Fortrose has a links golf course. The unspoilt countryside provides a haven for many rare and protected species of wildlife and Newmills is in an ideal setting from which to enjoy the best the area has to offer with beautiful walks direct from the house.

Cromarty is a former fishing village and is a charming mix of meandering lanes, fishermen's cottages and substantial houses. There is a good range of independent shops, a small supermarket with post office, and primary school, as well as cafes, restaurants, a brand new Community Cinema and the harbour with its ferry to the north side of the firth. Secondary schooling is available at the highly-regarded Fortrose Academy and Inverness, about 30 minutes' drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

### DESCRIPTION

The property was purchased by the current owners about 15 years ago and comprises a traditional farmhouse with an adjacent U-shaped stone and slate steading. The farmhouse has been partly renovated but is now in need of further renovation, however, it is extremely attractive and offers great potential.

### ACCOMMODATION

**Ground Floor** - Sitting Room. Dining Room. Dining Kitchen. Utility/WC.

**First Floor** - Galleried Sitting Room. 2 Bedrooms. Bathroom.

### GARDEN GROUNDS

The property is approached from the public road, a turning opening to a parking area in front of the steading.

The grounds, which extend to approximately 1.9 acres, lie mainly to the rear of the house and steading, though there is a sheltered courtyard garden within the steading. There are enclosed gardens immediately behind the farmhouse and beyond this, formal gardens with clipped box hedging and raised beds. This area blends with an open area of grass which leads to mixed woodland on the northern boundary.

An area of garden ground lies immediately across the road from the farmhouse. This is currently untended and comprises rough grass and naturally regenerating trees and shrubs.

### OUTBUILDINGS

#### The Threshing House

One wing of the steading has been converted to create a separate dwelling, The Threshing House. The work has been carried out sympathetically and to a high standard, however, as there is no building warrant or completion certificate, for the purposes of the sale this dwelling can only be valued and described as an outbuilding.









### ACCOMMODATION

**Ground Floor** – Entrance Hall. Sitting Room. Dining Kitchen. Bedroom. Bathroom.

**First Floor** – Two Bedrooms.

The two unconverted wings of the steading are in a reasonable state of repair and are currently used as workshops and storage.

Within the grounds is a garden studio/office, two polytunnels and a general store.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Drainage | Heating                                   | Council Tax  | Broadband  | Mobile Coverage | EPC         | Tenure   |
|-------|----------|---|--------------|------------|-----------------|-------------|----------|
| Mains | Private  | Farmhouse - Oil fired Steading - Electric | F Steading D | Available* | Available*      | Farmhouse E | 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://w3w.co/anyway.flopping.moons>

### MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items 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

IV7 8LP

### SOLICITORS

Middleton Ross  
7 High Street  
Dingwall  
IV15 9HJ

### ANTI MONEY LAUNDERING (AML) REGULATIONS

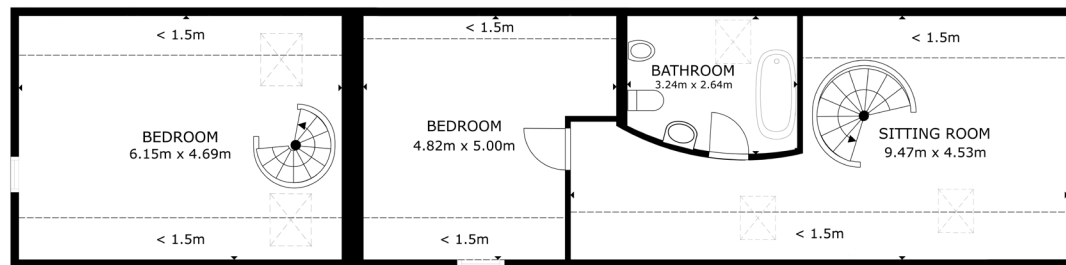
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

NEWMILLS COTTAGE, BALBLAIR IV7 8LP



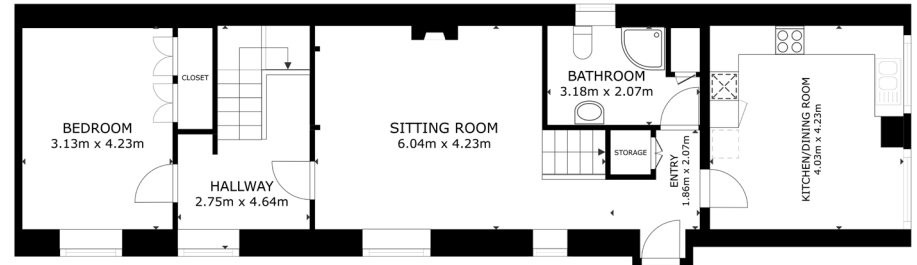
GROUND FLOOR



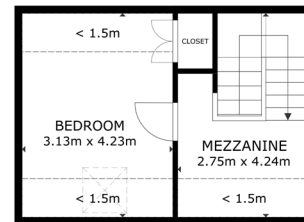
FIRST FLOOR

GROSS INTERNAL AREA  
 FLOOR 1 91.0 m<sup>2</sup> FLOOR 2 64.9 m<sup>2</sup>  
 EXCLUDED AREAS ; REDUCED HEADROOM 28.4 m<sup>2</sup>  
 TOTAL : 155.9 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

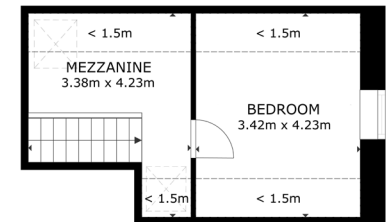
NEWMILLS STEADING, BALBLAIR IV7 8LP



GROUND FLOOR



FIRST FLOOR







### 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 July 2024.



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