

# Ferry House

FERRY BRAE, BEAULY, HIGHLAND, IV4 7AZ



*A SPECTACULAR 2 BEDROOM, 2 BATHROOM DETACHED PROPERTY WITH UNINTERRUPTED RIVER BEAULY VIEWS*



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McEwan Fraser Legal is delighted to present this beautifully extended, 2 bedroom detached home set within spacious grounds just across the river from the village of Beaulieu.

Enjoying a unique, idyllic location with stunning uninterrupted views across the River Beaulieu, the property boasts direct access to the river along with a separate outbuilding, which has previously been used as a boathouse, a workshop, and a generous storage space. The outbuilding also offers potential for conversion to offer additional accommodation, subject to the relevant planning permissions being granted.

From the moment you pull up to your own private level crossing to gain access to the property across the Inverness-Wick railway line and head along the grassy drive, you know you are in for something very special, which has to be seen to be truly appreciated.





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Inside, the property comprises of:

- Large entrance porch with shower room and WC
  - Fully equipped kitchen-diner with Belfast sink, fitted floor and wall units, built-in appliances and American style fridge freezer
  - Formal dining room with traditional fireplace
  - Spectacular sitting room with vaulted double height ceiling, feature wood-burning stove and double French doors opening onto the patio with its beautiful river views
  - Staircase from the sitting room leading to a mezzanine/gallery room, which can also be used as an extra sleeping area
  - Two double bedrooms on the first floor
  - Family bathroom with shower over bath
  - Electric-fired central heating
  - Double glazing throughout
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**Sitting room**





**Kitchen-diner**





**Dining room**





**Bedroom 1**





**Bedroom 2**







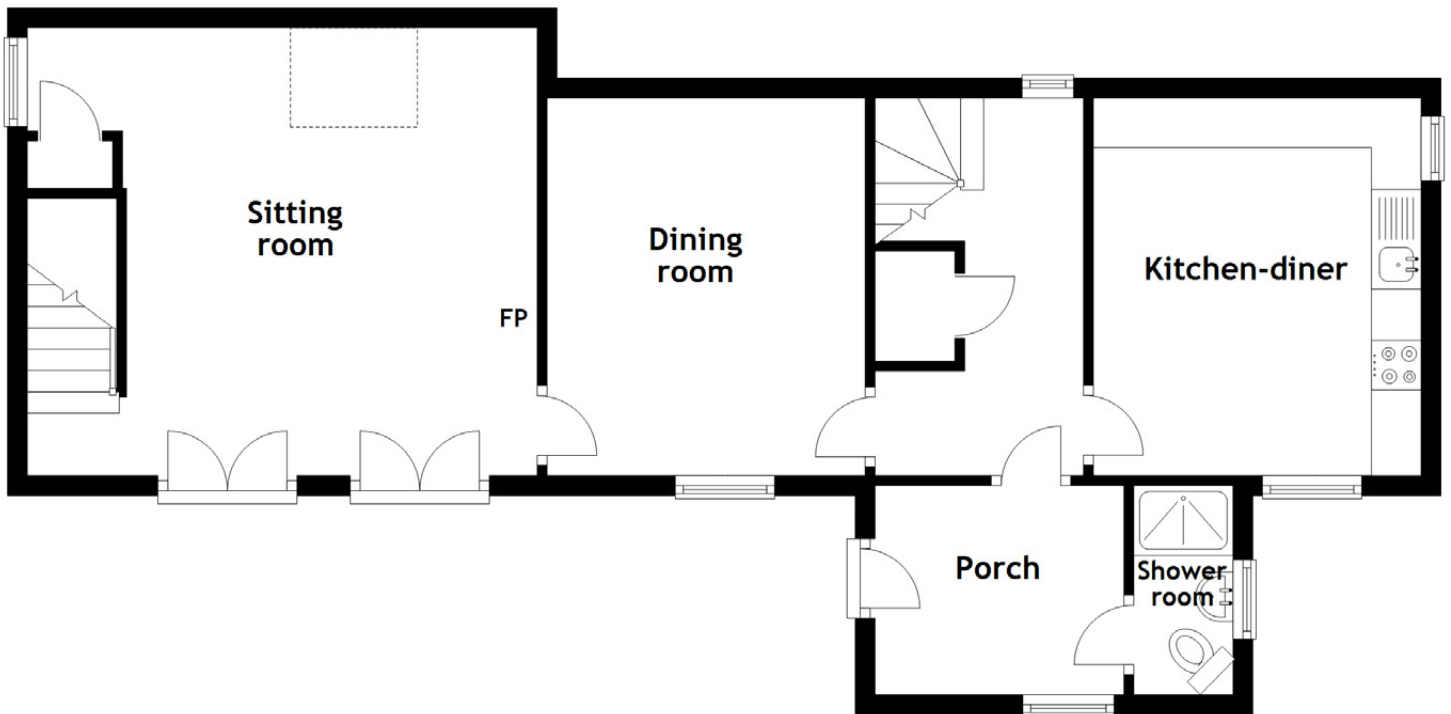
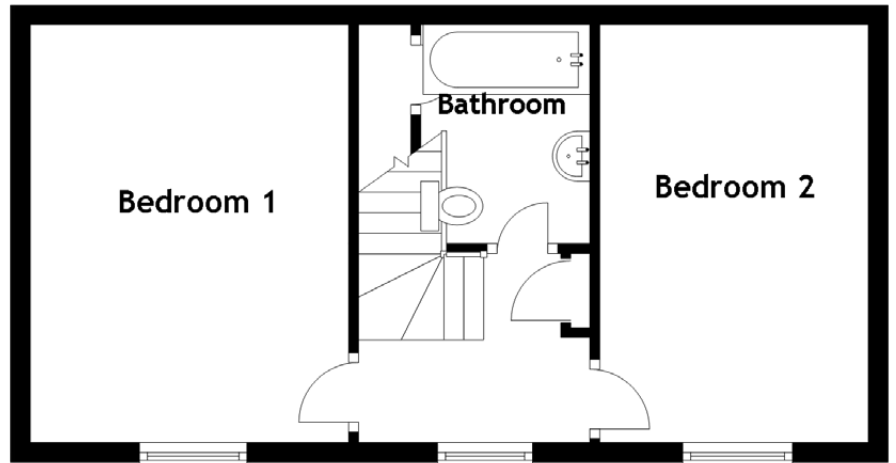
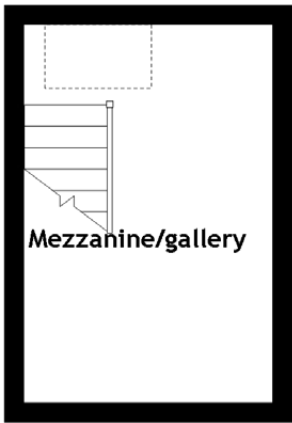
**Bathroom**





**Mezzanine/gallery**





Approximate Dimensions

(Taken from the widest point)

Sitting room	4.50m (14'9") x 4.13m (13'7")	Bathroom	2.20m (7'3") x 1.70m (5'7")
Kitchen-diner	3.80m (12'6") x 3.30m (10'10")	Shower room	2.10m (6'11") x 1.00m (3'3")
Dining room	3.80m (12'6") x 3.20m (10'6")		
Mezzanine/gallery	3.40m (11'2") x 2.50m (8'2")	Gross internal floor area (m <sup>2</sup> ): 110m <sup>2</sup>	
Bedroom 1	3.70m (12'2") x 3.20m (10'6")	EPC Rating: G	
Bedroom 2	3.70m (12'2") x 2.70m (8'10")		



In addition to this, the property includes parking for multiple cars, the detached boathouse and a hot tub, perfect for relaxing evenings gazing up at the stars.

This is a rare opportunity to acquire a truly one-of-a-kind property that would offer a peaceful waterside holiday cottage, or an idyllic rural home perfect for remote working. It could also be used as a successful commercial holiday let, and has been used for this purpose in the past.

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Located around 2.6 miles from Beaulieu High Street, this picturesque riverside home is an easily commutable 12 miles from Inverness and only a few miles off the world-famous North Coast 500.

The name Beaulieu means “beautiful place”, and the charming village attracts many visitors for day trips and longer stays. With direct trains to Inverness, Thurso, Wick and Kyle of Lochalsh, Beaulieu offers an excellent selection of shops, cafes, pubs, restaurants, and hotels. As well as local walks, there is a wide variety of attractions a short drive away, including forest trails, distilleries and art galleries.

There is good local school provision with primary pupils attending Beaulieu Primary School, and Secondary education at Charleston Academy in Inverness.

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Inverness itself provides all the activities and facilities one would expect from a thriving city, whilst offering spectacular scenery and places of historical interest such as Inverness Castle and Culloden Visitor Centre. Acknowledged to be one of the fastest-growing cities in Europe, the city has a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations, with daily flights to and from London Gatwick.

The Scottish Highlands are a delight for outdoor enthusiasts with easy access to the summer and winter sports playgrounds of The Cairngorms and Lochaber. The ruggedness of the North-West Highlands, often referred to as the last great wilderness in Europe, are close by with this area boasting some of the most beautiful beaches and mountains in Scotland. History abounds with many castles and monuments to visit, whilst golfers can enjoy internationally renowned courses such as Royal Dornoch, Nairn and Castle Stuart within an easy drive.

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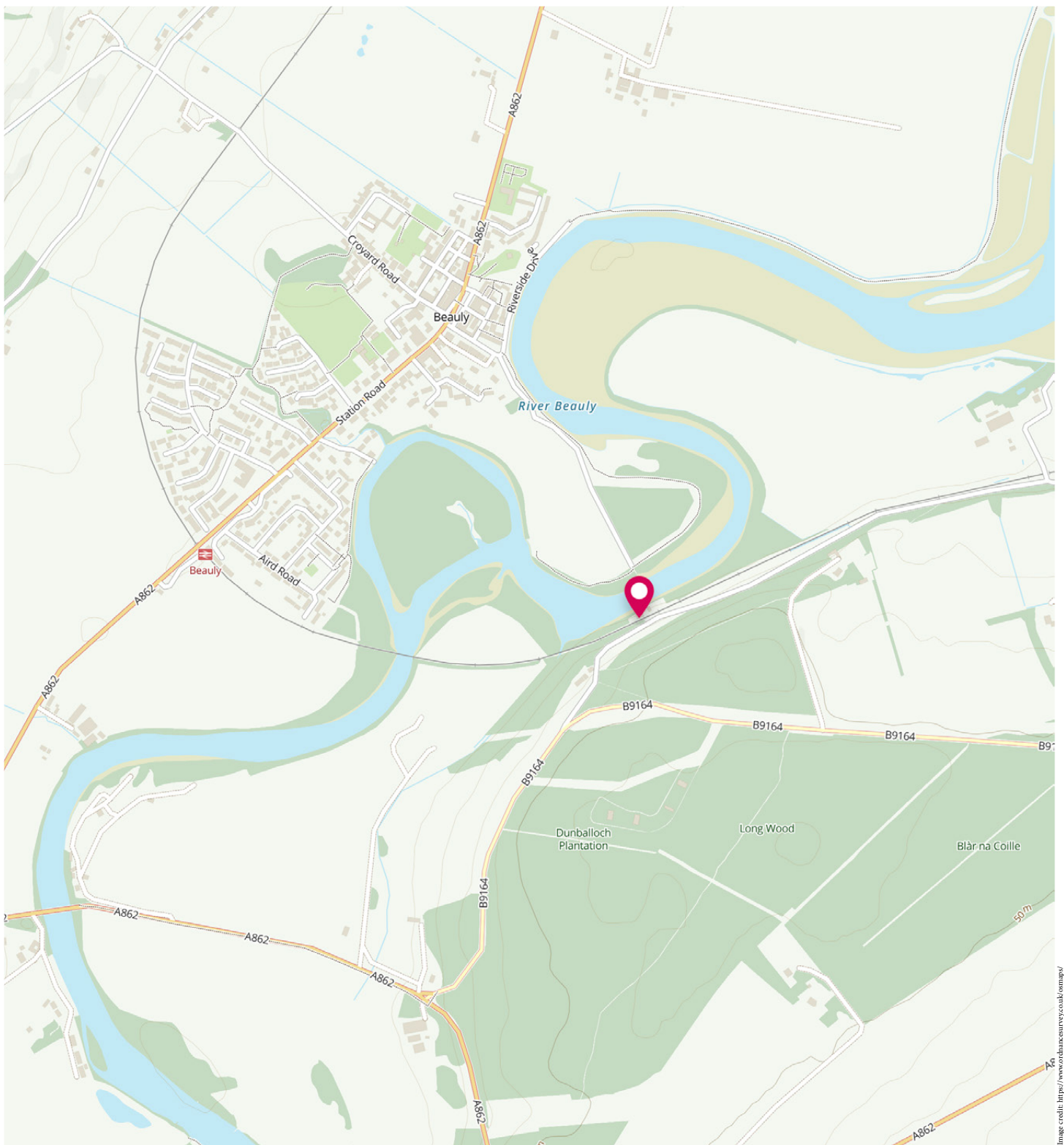


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