

5 Balinroich Farm Cottages

FEARN, TAIN, HIGHLAND, IV20 1RR



A gorgeous two-bedroom end-of-terrace cottage, in a rural setting with wood wood-burning fireplace and a spacious garden showcasing the stunning views



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Nestled in the heart of the Scottish Highlands, 5 Balinroich Farm Cottages offers a serene and picturesque retreat like no other. This charming end-of-terrace two-bedroom cottage is a haven of tranquillity, boasting breathtaking views from both its garden and windows. Whether you're seeking a holiday home or an investment opportunity, this property is your gateway to the Highland dream.

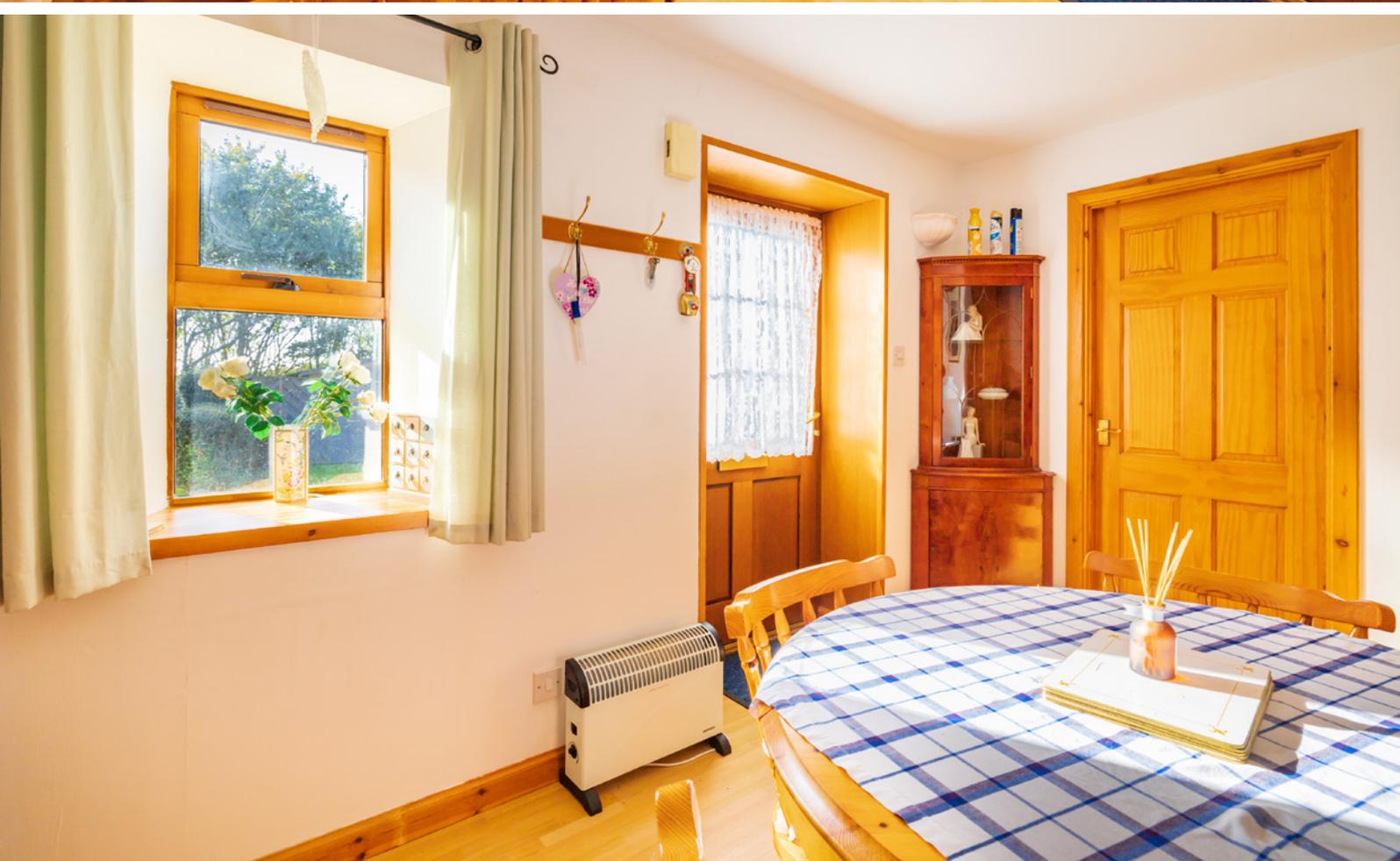
THE LOUNGE



Step into a world of comfort and warmth within this delightful cottage. The interior features:

- The inviting lounge welcomes you with the warmth of a multi-fuel stove, creating the perfect ambience for snuggling up on a winter's evening.
- A second reception room and entrance area, currently set up as a dining or family room, offer flexibility to suit your needs.
- The kitchen is thoughtfully designed, providing everything you need to prepare meals with ease.

THE DINING ROOM



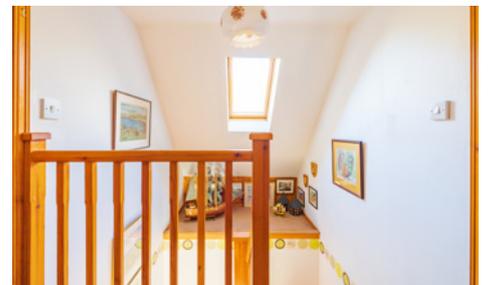
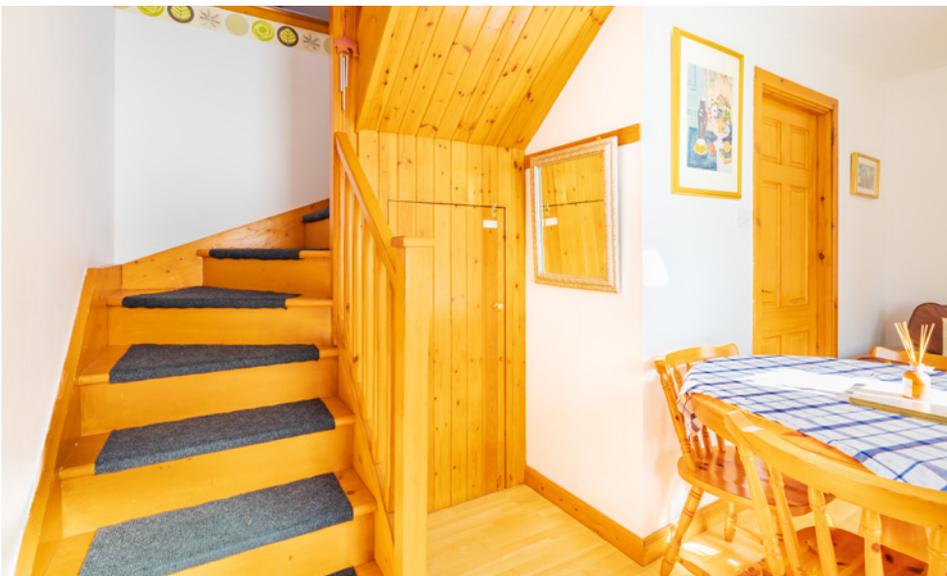
THE KITCHEN



BEDROOM 2 (GROUND FLOOR)



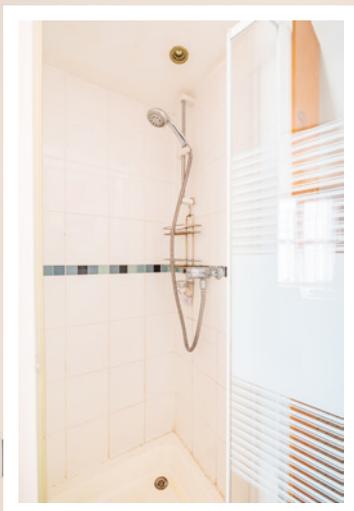
- One bedroom conveniently located on the ground floor and a second double bedroom upstairs, you'll find the perfect spaces to rest and rejuvenate.
- The family bathroom upstairs boasts a bath suite and shower cubicle, ensuring convenience for all.



BEDROOM 1 (FIRST FLOOR)



THE BATHROOM



The exterior of 5 Balinroich Farm Cottages is equally enchanting. Outside, you'll discover ample parking space for multiple cars ensuring your convenience, and the icing on the cake is the front garden that offers a front-row seat to the stunning backdrop of fields and Highland scenery, where you can savour the breathtaking views.

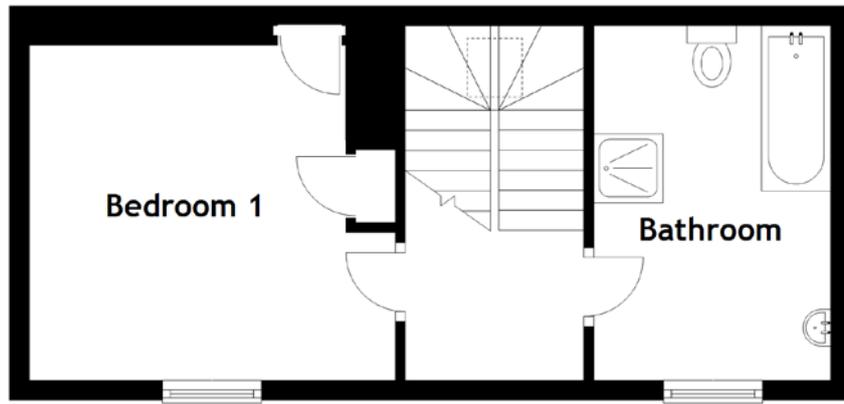
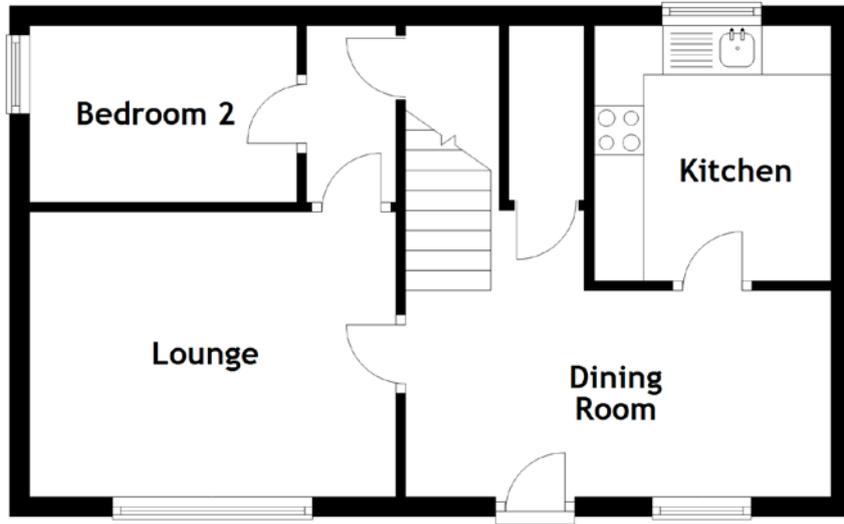
For the past few years, this cottage has been a thriving holiday let, making it an excellent investment opportunity. Continue its legacy as a successful holiday rental or transform it into your personal Highland haven. The choice is yours.

Escape to the Highlands and make 5 Balinroich Farm Cottages your home away from home. Whether you're seeking a tranquil getaway or a smart investment, this property promises the best of both worlds. Embrace the Highland lifestyle and experience the beauty of Scotland like never before.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

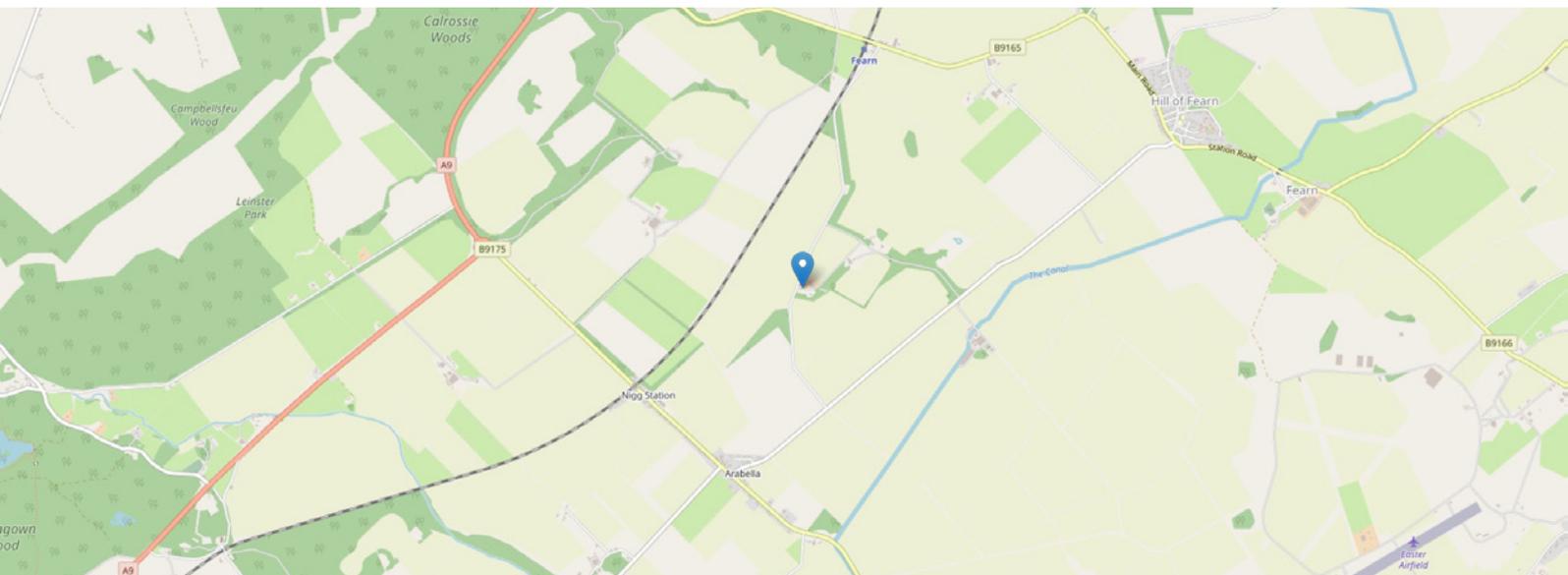


Approximate Dimensions
(Taken from the widest point)

Lounge 3.70m (12'2") x 2.90m (9'6")
 Dining Room 4.30m (14'1") x 2.10m (6'11")
 Kitchen 2.60m (8'6") x 2.40m (7'10")

Bathroom 3.60m (11'10") x 2.40m (7'10")
 Bedroom 1 3.70m (12'2") x 3.60m (11'10")
 Bedroom 2 2.70m (8'10") x 1.80m (5'11")

Gross internal floor area (m²): 68m²
 EPC Rating: F



THE LOCATION

Located in the serene village of Fearn, just a stone's throw away from the historic town of Tain, you'll find this enchanting cottage, in a peaceful rural setting on an old farm site, it offers a delightful retreat from the hustle and bustle of city life.





Tain, the nearest bustling town, is merely 5 miles away, a short 11-minute drive from the cottage. Despite its close proximity, Tain has managed to preserve its unique charm with a mix of large supermarkets and a plethora of small family-owned businesses that line its High Street. Additionally, Tain boasts a modern health centre and is home to Tain Royal Academy, providing excellent educational opportunities for your family. For those seeking to explore the wider Highland region or beyond, Tain is well-connected. A regular commuter train runs from Tain, offering convenient access to both Inverness to the south and Wick and Thurso to the north.

The vibrant city of Inverness, the capital of the Highlands, is just a scenic 38-mile drive away. Inverness seamlessly combines urban amenities with natural beauty and historical landmarks. As one of Europe's fastest-growing cities, Inverness offers a diverse range of retail parks, cultural experiences, educational institutions, entertainment venues, and top-notch medical facilities.

Inverness is superbly connected by road, rail, and air to other UK airports such as London Gatwick and more international destinations, making it an ideal hub for both business and leisure travellers.




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