

WESTER RADDERY FARM & FARMHOUSE

BLACK ISLE, FORTROSE, IV10 8RA




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This beautiful farmhouse and farmland are located in a peaceful and rural location overlooking open countryside. The property is within the catchment area of Fortrose Academy, which is consistently one of the top performing schools in Scotland with Fortrose Nursery and nearby Avoch Primary School, providing early year learning.

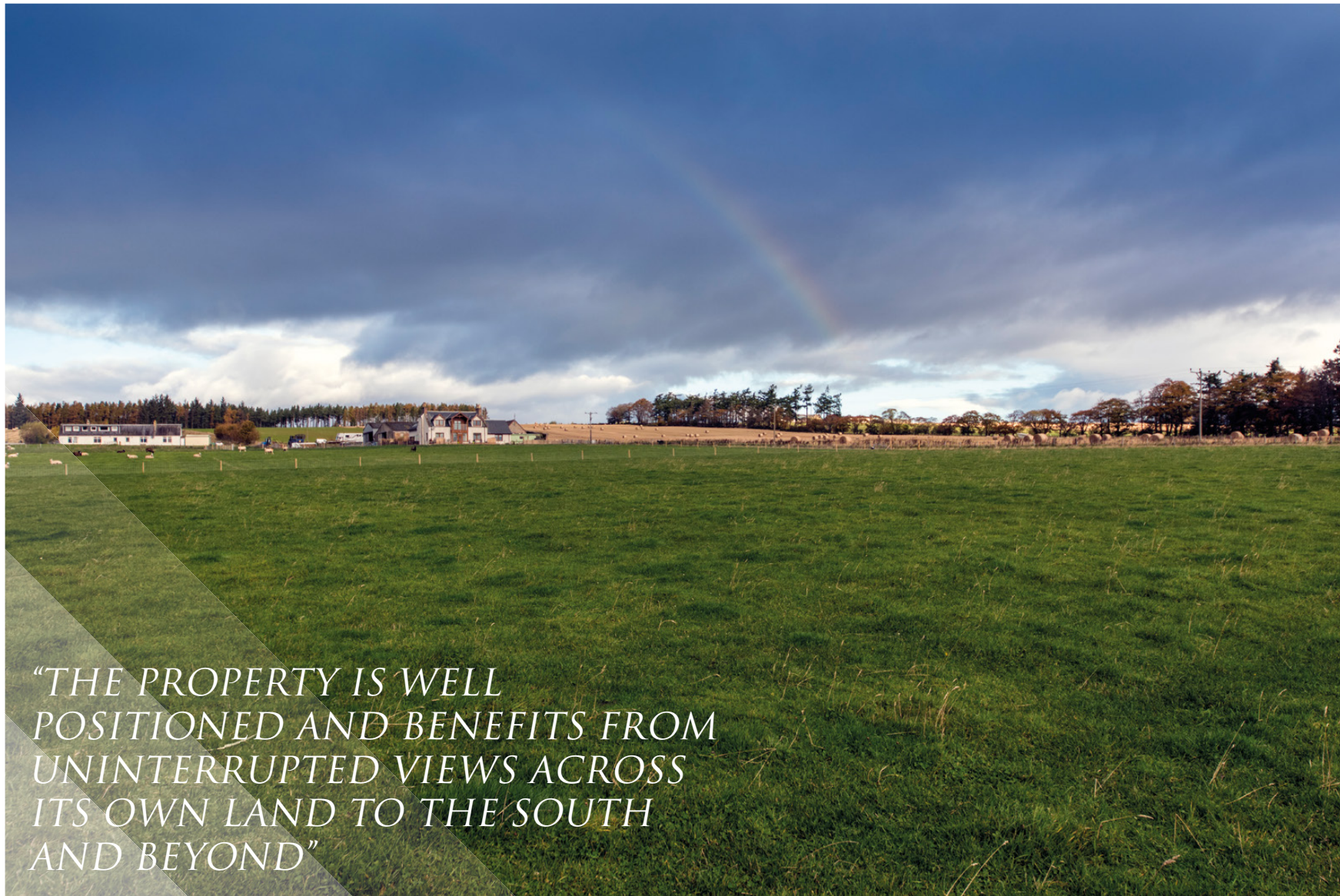
Aoch, Rosemarkie and the adjoining village of Fortrose are within easy reach, these towns provide local amenities including a medical centre, pharmacy, convenience store, butcher, bank and Post Office, as well as a number of coffee shops, restaurants and hotel facilities.

The Black Isle is a highly sought after area to live in and includes popular tourist areas including Rosemarkie's beach, the enchanting Fairy Glen, Fortrose Cathedral, Fortrose Leisure Centre, James Braid's excellent Fortrose and Rosemarkie championship golf course and the amazing spectacle of dolphins at play near Chanonry Point which are all within easy reach.

The property and farm has easy roadside access and is approximately twelve miles from the city of Inverness where a wider range of facilities are available. Inverness is acknowledged to be one of the fastest growing cities in Europe and provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness Airport (nine miles east of the city) is well connected to other UK and overseas destinations. The Scottish Highlands are a magnet for lovers of the outdoors with easy access to the winter and summer sports playground of The Cairngorms National Park. The ruggedness of the North West Highlands often referred to as the last great wilderness in Europe, is also accessible with this area boasting some of the most beautiful beaches and mountains in Scotland.



Chanonry Point View, Avoch Harbour Marina, Munlochy Bay and Fortrose Cathedral Early Morning



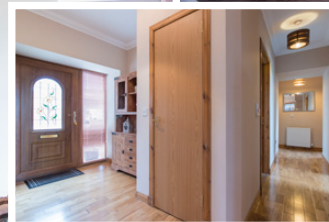
Viewing is highly recommended to appreciate this beautiful farmhouse and location, the property has been extended and recently renovated to an exact standard under architect supervision. Wester Raddery farmhouse offers excellent accommodation which has been well thought-out and finished to a very high standard providing a home that you would be proud of.

The property is well positioned and benefits from uninterrupted views across its own land to the south and beyond. The farmhouse has a home report value of £320,000. The property is being sold as a whole which includes the farmhouse, the farmland and a range of farm buildings.

KEY FEATURES OF THE FARMHOUSE:

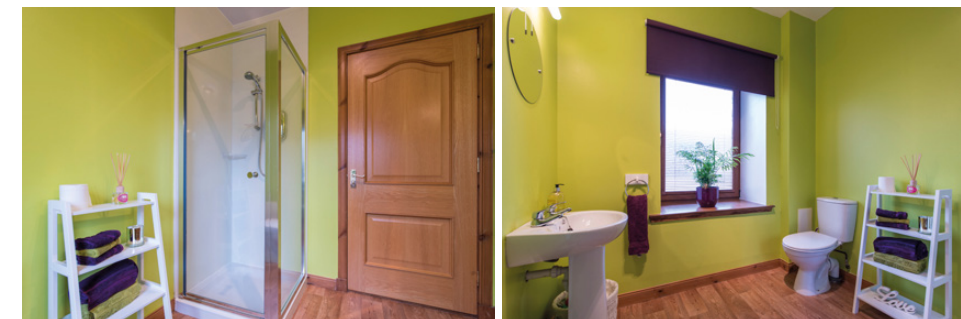
GROUND FLOOR:

- Front entrance hall
- Generous lounge with feature fire and surround with an open stair leading to the first floor.
- A modern individually designed kitchen with ample base and wall units, a range cooker, a large area for dining and access to the garden via patio doors.
- Utility room with access to the rear garden
- Family shower room
- Three double bedroom all with storage wardrobes
- Engineered Oak flooring





"EXTENDED AND RECENTLY RENOVATED TO AN EXACT STANDARD UNDER ARCHITECT SUPERVISION"



FIRST FLOOR

- Master bedroom with a walk-in wardrobe which includes a large en-suite bathroom with walk-in separate shower unit, separate bath and his and her sinks with complementary tiling.
- Bedroom balcony with views over the farmland and beyond.
- Office/workroom which is currently used as a home office, this room is suitable to provide additional bedroom or lounge accommodation, it also features an internal open balcony area overlooking the dining area.



Landscaped gardens with areas of decking, hard landscaping and a range of other garden features including large stones and an excellent range of other features, which include borders, raised beds and a good selection of plants and shrubs.

Arable farmland extending to approximately twenty acres which is a mixture of fields are included in the sale, there is

an excellent range of farm buildings which provides work and vehicle storage, and excellent animal shelter when required.

This farm provides a comfortable home and an opportunity to own a freehold traditional working farm on the Black Isle which is rarely available in this area of the Highlands. Early viewings are highly recommended.



SPECIFICATIONS

PROPERTY FLOOR PLAN ROOM DIMENSIONS PROPERTY LOCATION



Approximate Dimensions (Taken from the widest point)	
Lounge	8.10m (26'7") x 6.80m (22'4")
Kitchen/Diner	7.70m (25'3") x 5.30m (17'5")
Utility	2.70m (8'10") x 1.80m (5'11")
Master Bedroom	10.70m (35'1") x 4.40m (14'5")
En-suite	4.40m (14'5") x 3.20m (10'6")
Walk-in Wardrobe	2.80m (9'2") x 2.50m (8'2")
Bedroom 2	3.80m (12'6") x 2.00m (6'7")
Bedroom 3	4.00m (13'1") x 3.10m (10'2")
Bedroom 4	4.00m (13'1") x 3.00m (9'10")
Office	5.78m (19') x 5.30m (17'5")
Shower Room	2.40m (7'10") x 2.20m (7'3")

Gross internal floor area (m²): 225m²

EPC Rating: E

Extras (Included in the sale): Oil fired central heating, double glazed, mains electricity, water and oil fired central heating.

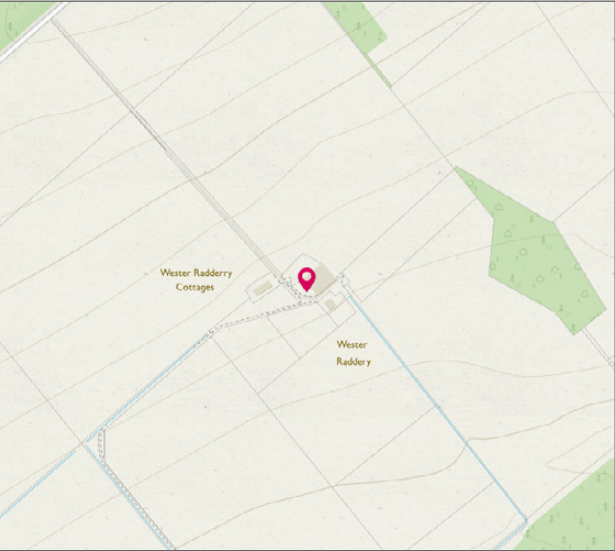


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Available**

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Text and description
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