




McEwan Fraser Legal
Solicitors & Estate Agents
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The Old Parsonage

CROACHY BY FARR, STRATHNAIRN, INVERNESS, HIGHLAND, IV2 6UE



THE LOCATION

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The Old Parsonage is located on the B851 road, in the scattered hamlet of Croachy, close to the village of Farr with its primary School, nursery and village shop. Senior pupils attend Inverness Royal Academy. The area boasts stunning scenery and provides a multitude of recreational activities and outdoor pursuits from hillwalking and climbing to horse-riding, fishing and stalking. Dog owners have a multitude of walks at their disposal and the RSPB at Loch Ruthven is also close by.

Inverness, only thirteen miles away, provides all the attractions and facilities one would expect to find in a thriving city environment, whilst offering spectacular scenery and places of historical interest. Acknowledged to be one of the fastest growing cities in Europe, the Highland capital city provides 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.

The Scottish Highlands provide fabulous opportunities for outdoor activities with easy access to the celebrated Cairngorms National Park with its varied winter and summer sports opportunities. The ruggedness of the north-west Highlands, often referred to as the last great wilderness in Europe, boasts some of the most beautiful beaches and mountains in Scotland.

Golfers are not forgotten about either with some of the most internationally famous iconic courses such as Royal Dornoch, Nairn and Castle Stuart all within easy driving distance.



THE OLD PARSONAGE

CROACHY BY FARR, STRATHNAIRN, INVERNESS, HIGHLAND, IV2 6UE

Part Exchange available. McEwan Fraser Legal are delighted to offer an exciting opportunity to purchase this beautifully presented and spacious Victorian five bedroom detached stone villa, built around 1880 and situated in the attractive rural hamlet of Croachy near Farr, only thirteen miles from Inverness. The original parsonage was funded by public subscription (including a contribution from Prime Minister W. E. Gladstone) and has been upgraded and improved in recent years whilst retaining a large proportion of the original period features including, for example, the original servant's bells.

Having had a previous history as a successful Bed & Breakfast establishment, the property could readily revert back to that function, to take advantage of the tourist resurgence in the north of Scotland brought on by the success of the North Coast 500 driving route, as well being close to many other easily reached visitor attractions.

The accommodation of this lovely home is laid out over three floors with the ground floor consisting of lounge with multi-fuel stove, dual-aspect dining room with open fire and bay window, expansive sunroom with log burner, study, luxurious Ashley Ann type fitted kitchen with Rayburn cooker, Corian full heat resistant work surfaces and island unit (also includes integrated gas hob, double electric oven, microwave, fridge and dishwasher), utility room with underfloor heating and WC.

The upper floor has a split-level landing with

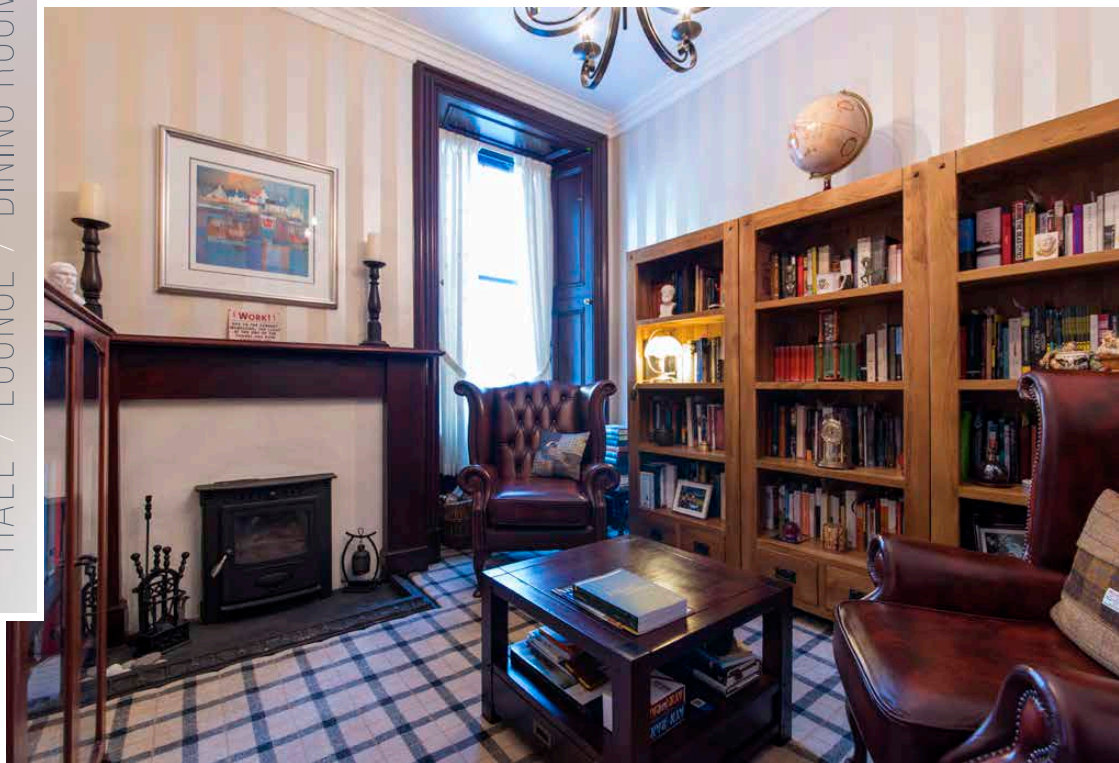
bedroom and adjacent family bathroom with shower over bath to one side. Across the landing are four spacious additional bedrooms (three with en-suite). In addition, there is a large attic area with scope for further development.

The property benefits from LPG (gas) central heating and full secondary glazing.

The Old Parsonage sits in substantial garden grounds laid mainly to lawn offset with Scots pine, a large rockery, shrubs and Japanese themed garden with charming bridge and pond.

The large gravel driveway provides parking for a number of vehicles and leads to a substantial garage/workshop.

This exceptional property is a warm and welcoming family home with excellent business potential if required.



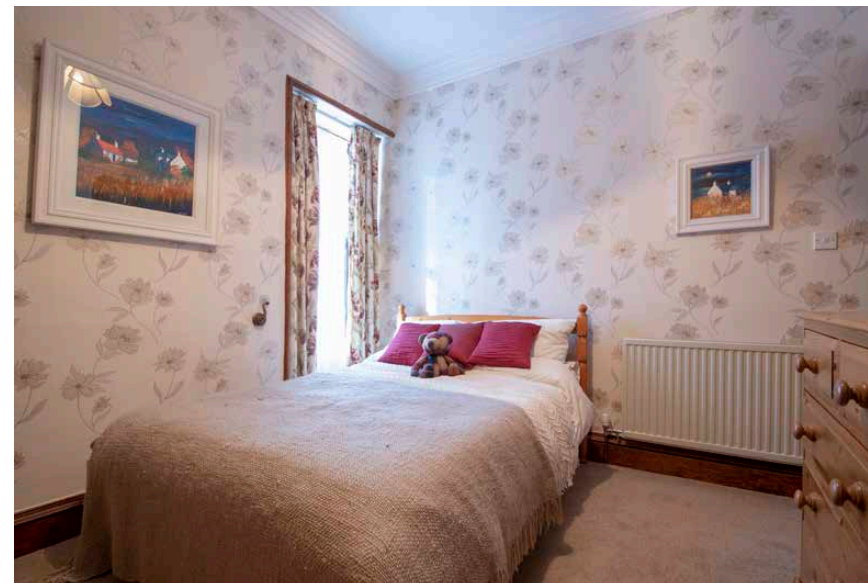
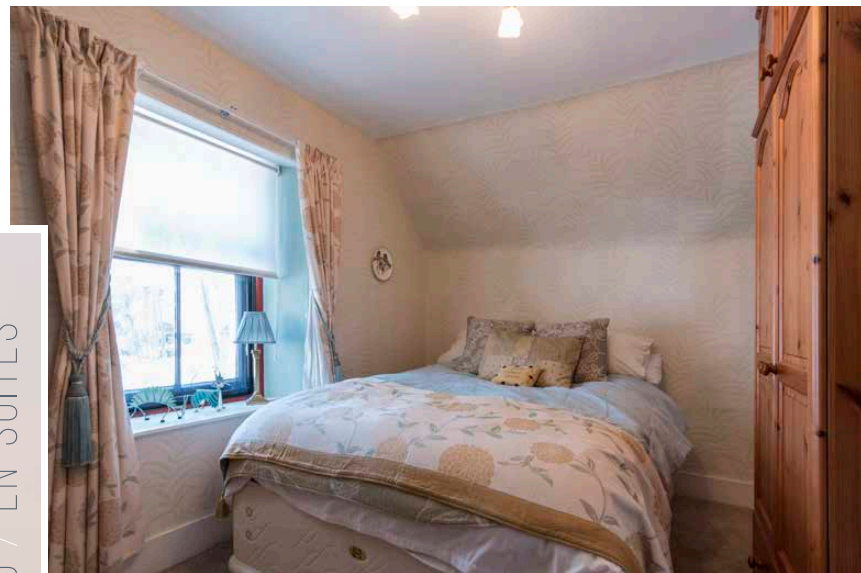
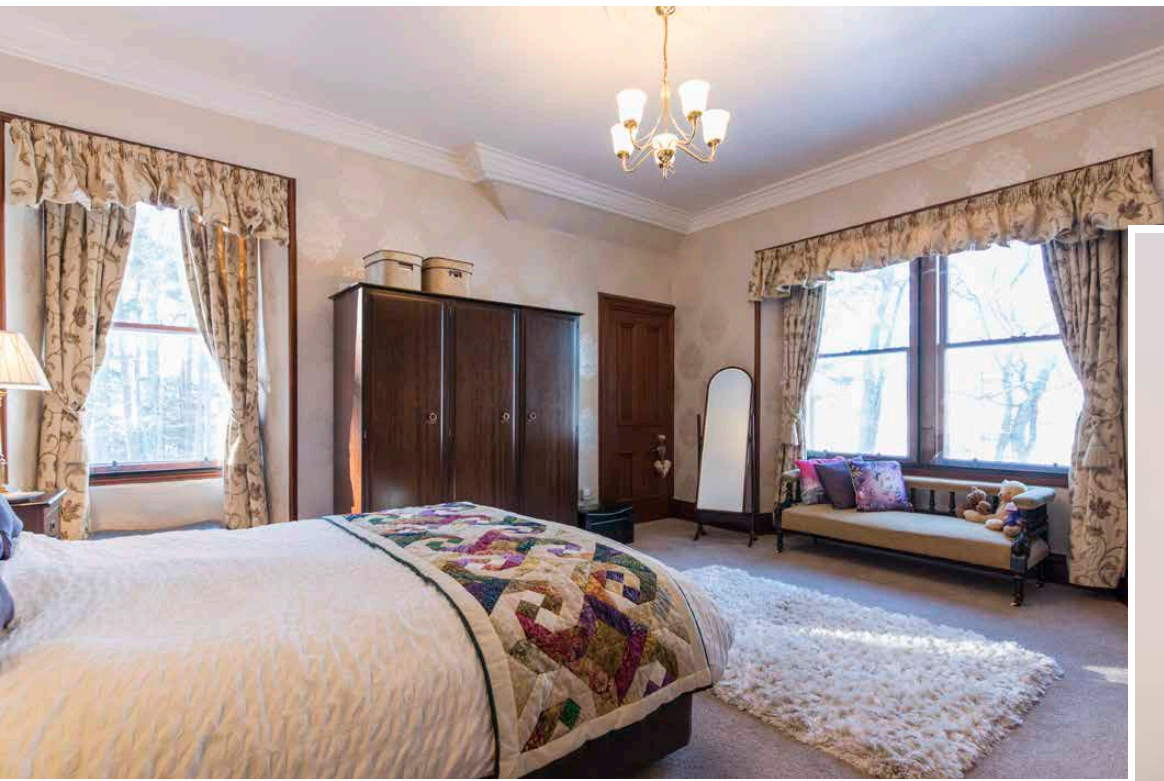
HALL / LOUNGE / DINING ROOM / STUDY



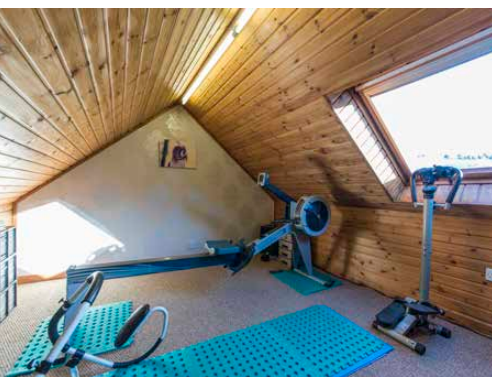


KITCHEN / SUN ROOM / UTILITY / WC





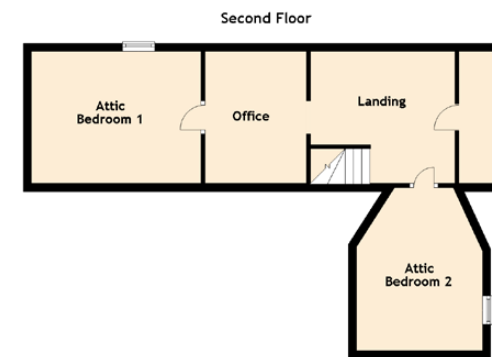
BEDROOMS 1 - 5 / EN-SUITES



OFFICE / ATTIC BEDROOMS / BATHROOM / WC

PROPERTY SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	5.26m (17'3") x 4.20m (13'9")
Kitchen	4.20m (13'9") x 3.60m (11'10")
Utility	4.29m (14'1") x 3.90m (12'10")
Dining Room	4.90m (16'1") x 4.50m (14'9")
Study	3.40m (11'2") x 3.00m (9'10")
Shower Room	2.40m (7'10") x 0.90m (2'11")
WC	1.80m (5'11") x 1.30m (4'3")
Conservatory	6.30m (20'8") x 5.92m (19'5")
Garage	5.80m (19') x 5.80m (19')

First Floor

Master Bedroom	4.37m (14'4") x 3.65m (12')
En-suite 1	2.43m (8') x 2.00m (6'7")
Bedroom 2	3.13m (10'3") x 2.34m (7'8")
Bedroom 3	4.90m (16'1") x 3.42m (11'3")
Bedroom 4	3.50m (11'6") x 3.48m (11'5")
En-suite 4	2.00m (6'7") x 0.80m (2'8")
Bedroom 5	3.50m (11'5") x 2.60m (8'5")
En-suite 5	1.50m (4'9") x 1.33m (4'4")
Bathroom	2.43m (8') x 1.75m (5'7")

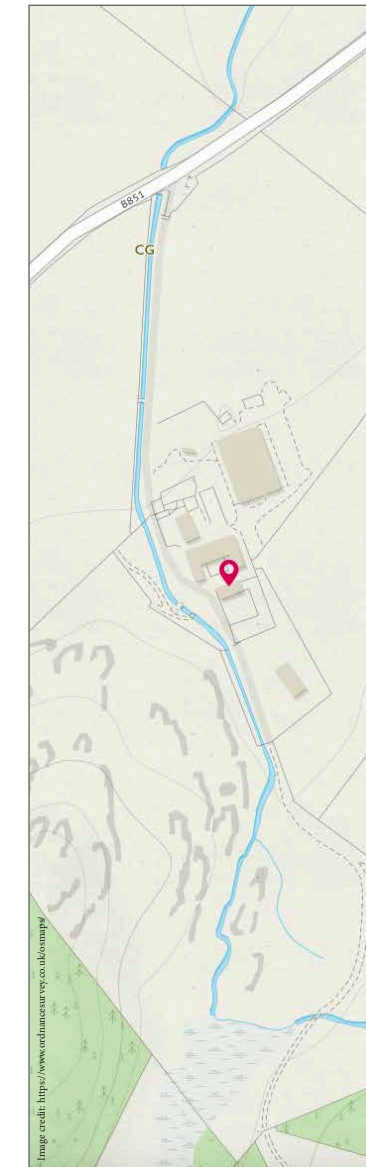
Second Floor

Landing	3.50m (11'6") x 3.20m (10'6")
Attic Bedroom 1	4.11m (13'6") x 2.15m (7'1")
Attic Bedroom 2	3.96m (13') x 3.20m (10'6")
Office	3.20m (10'6") x 2.46m (8'1")

Gross internal floor area (m²): 267m²

EPC Rating: F

Extras (Included in the sale): Fitted carpets, integrated Siemens kitchen appliances and timber shed. Other items of furniture and equipment may be available by separate negotiation.





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Text and description
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