



Wester Raddery Farmhouse and

Fortrose, IV10 8RA

Spectacular panoramic views of the open countryside are enjoyed from this stunning detached Architect designed 4/5 bedroom home, with smallholding extending to approximately 10 acres or thereby with steading building.

There is Planning Permission for change of use of land and partial change of use from commercial stables to office, reception and disabled WC.

Rooms

Hallway

13'1" x 6'11" x 3'0" x 18'9" (4.01m x 2.11m x 0.92m x 5.74m)

Bedroom 1

12'6" x 9'7" (3.82m x 2.93m)

Bedroom 2

10'3" x 13'4" (3.14m x 4.08m)

Bedroom 3

13'4" x 9'11" (4.07m x 3.04m)

Shower room

7'2" x 7'10" (2.20m x 2.41m)

Lounge

26'10" x 22'4" (8.20m x 6.83m)

Open plan kitchen/dining room

17'5" x 23'3" (5.31m x 7.09m)

Utility room

8'9" x 6'0" (2.67m x 1.84m)

First floor hallway

Family room/office

17'5" x 23'1" (5.32m x 7.04m)





Principal bedroom
35'0" x 14'6" (10.68m x 4.42m)

En-suite bathroom
14'5" x 10'4" (4.41m x 3.17m)

Walk-in wardrobe
8'2" x 8'11" (2.49m x 2.72m)

Outbuildings

Outside

Extras

Heating and glazing

Services - Private septic tank

EPC Rating D

Council Tax Band E



The home was tastefully extended in 2012 and the accommodation on the ground floor comprises entrance hallway, lounge, open plan kitchen/dining room, with vaulted ceiling extending up to the family room, utility room, three bedrooms and shower room. On the first floor the versatile accommodation currently accommodates a large family room/office and large principal bedroom with balcony and an en-suite bathroom.

The current owners have stables in the small holding and there is a sheep pen to the side. Equestrian enthusiasts will love this property which is set in an idyllic rural location surrounded by fields and farmland.

It is approximately 6 miles to the village of Munlochy which has a convenience store, Primary School, Medical Practice, gastro-pub and restaurant.

Fortrose is approximately 5 miles away and has a good selection of shops, doctors' surgery, Secondary School, leisure centre, library, golf club, beach, harbour and sailing club. Chanonry Point is a popular location for seeing Bottlenose dolphins, porpoises and grey seals.

This home is in a fantastic location of enjoying the great outdoors, with fabulous woodland walks nearby.

The City of Inverness is within a short commute and benefits from an extensive range of retail, leisure and business facilities. Inverness also offers excellent transport links by road, rail and air with Inverness Airport offering national and European flights.



Accommodation:

Hallway 4.01m x 2.11m x 0.92m x 5.74m
Doors to lounge, three bedrooms and shower room. Engineering oak flooring.

Bedroom 1 3.82m x 2.93m
Window to front. Two storage cupboards. T.V. point. Spotlights. Carpet.

Bedroom 2 3.14m x 4.08m
Window to front. Two built-in storage cupboards. T.V. point. Carpet.

Bedroom 3 4.07m x 3.04m
Window to rear, Two fitted storage cupboards. Carpet.

Shower room 2.20m x 2.41m
Window to rear. White WC and pedestal wash hand basin. Feature shelf with mirror. Shaver light. Shower cubicle with Triton Enrich electric shower and wet wall.

Lounge 8.20m x 6.83m
Double aspect to side and front with door opening onto the decking area enjoying the views over the open countryside. Door to hallway and French doors to open plan kitchen/dining room. Victorian style cast iron fireplace set on slate hearth with wooden fire surround. T.V. point. Spotlights. Bespoke staircase to first floor with plinth lighting. Carpet.

Utility room 2.67m x 1.84m
Door to rear. Wall units with worktop below. Plumbed for washing machine. Central heating boiler. Coat hooks. Storage cupboard. Laminate flooring.

First floor hallway
Velux window to rear. Doors to family room and principal bedroom. Storage cupboard. Wall lights. Spotlights. Carpet.



Family room/office 5.32m x 7.04m
Velux windows to side and window to rear. Storage cupboard. Spotlights. Carpet.

Principal bedroom 10.68m x 4.42m
Windows to front and patio doors opening onto the balcony with panoramic views over the open countryside. Spotlights. Carpet.

En-suite bathroom 4.41m x 3.17m
Window to rear. White WC and luxury double vanity unit. Recessed double shower cubicle with wet wall, rainfall shower head and handset. Extractor. Free standing double ended bath. Chrome towel radiator. Spotlights. Laminate flooring.

Walk-in wardrobe 2.49m x 2.72m
Furnished with hang rails and shelves. Carpet.

Outbuildings
Steading with stables. Sheep pen.

Outside
The home benefits from a fabulous decking area to the front of the property overlooking the open countryside and there is also a decking area to the side of the property off the kitchen/dining room, ideal for outdoor entertaining.

The ground surrounding the property extends to approximately 10 acres or thereby.

Extras
All fitted floor coverings are included in the sale price.

Heating and glazing
Double glazing and oil fired central heating.







This floor plan is an approximate guide to the layout of the property only. It is not to scale.
Plan produced using PlanUp.

Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
Scotland	EU Directive 2002/91/EC 	