



Toll House

Ardersier, IV2 7SX

A rare opportunity to purchase an historic B-listed 3 bedroom detached toll house, steeped in history and full of rustic charm and character, with stunning panoramic views over the Moray Firth on the outskirts of the village of Ardersier.

The home has been extended but retains many of its original features with the semi-octagonal lounge and exposed stonework in the hallway. The kitchen/diner enjoys the views of the Moray Firth and the principal bedroom has full length windows and patio doors opening onto the patio area at the rear, also benefiting from the panoramic views.

Entrance porch

10'1" x 4'10" (3.09m x 1.48m)

Kitchen/diner

14'7" x 14'9" (4.46m x 4.50m)

Lounge

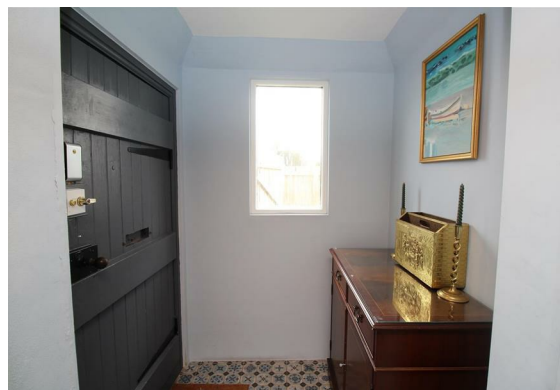
14'7" x 14'6" (4.46m x 4.42m)

Hallway

24'5" x 3'11" x 10'3" x 2'9" (7.46m x 1.20m x 3.13m x 0.86m)

Utility room

9'9" x 4'8" (2.98m x 1.44m)





Bathroom

6'5" x 6'4" (1.97m x 1.94m)

Bedroom 1

6'11" x 9'9" (2.11m x 2.99m)

Bedroom 2

8'8" x 14'9" (2.66m x 4.51m)

Principal bedroom

11'1" x 14'10" (3.38m x 4.54m)

Shower room

10'3" x 5'1" (3.14m x 1.56m)

Storage room

28'1" x 10'2" (8.56m x 3.12m)

Outbuildings

Garden ground

Extras

Heating and glazing

Services

EPC Rating D

Council Tax Band D



A staircase from the entrance hallway gives access to a bright and spacious carpeted storage room in the roof area with windows.

The accommodation comprises the entrance vestibule, hallway, lounge, kitchen/diner, utility room, bathroom, shower room, three bedrooms and storage room in the roof area.

This is a fabulous location for enjoying a range of outdoor pursuits to include fishing, windsurfing and wild swimming.

It is a great location for bird watching, spotting Bottlenose dolphins, porpoises and grey seals which frequent the Firth between Chanonry Point and Fort George, an 18th century fortress near Ardersier.

There is a choice of cycle routes from Ardersier around the Cawdor and Culloden area and there are beautiful walks along the Moray Firth shore.

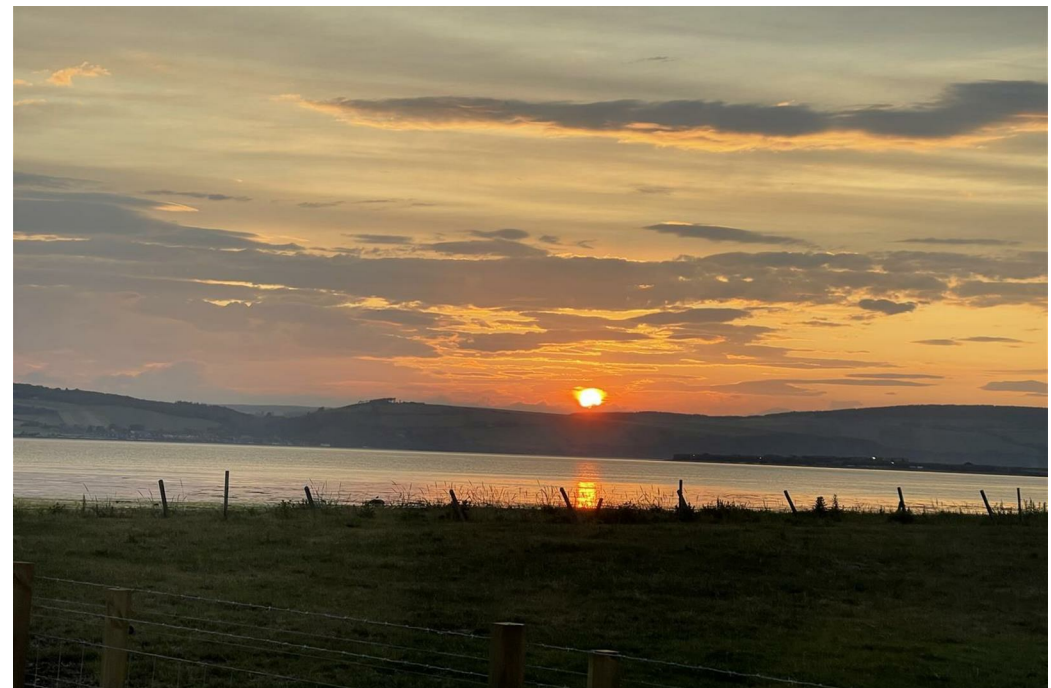
Castle Stuart Golf Course is approximately 4 miles from Ardersier.

Primary School pupils attend Ardersier Primary School and secondary school pupils attend Culloden Academy.

The village offers a range of amenities including restaurants, a convenience store, doctors' surgery and pharmacy. It is located approximately 3 miles from Inverness Airport.

Ardersier is a great commuter base for the seaside town of Nairn and the City of Inverness, both of which offer an extensive range of retail, leisure and business facilities.

Only by viewing can one appreciate the accommodation and location.



Accommodation:

Entrance porch 3.09m x 1.48m

Front door opening into the entrance porch. Spotlights. Tiled flooring. Cupboard housing electrics. Staircase to storage room. Tiled flooring.

Kitchen/diner 4.46m x 4.50m

Stunning views of the Moray Firth and beyond are enjoyed from this double aspect room. Modern wall and base units with wooden worktop and tiled splash back. Porcelain 1 ½ bowl sink with left hand drainer. Belling farmhouse electric range cooker with 5 ring ceramic hob and extractor. Whirlpool dishwasher. Wine cooler. Spotlights. Restored floorboards.

Lounge 4.46m x 4.42m

Sash and case windows to front. Wood burner on slate hearth with wooden mantelpiece. Carpet.

Hallway 7.46m x 1.20m x 3.13m x 0.86m

Windows and door to rear. Opening to entrance porch with staircase to storage room, lounge, kitchen/diner, utility room, bathroom, shower room and three bedrooms. Storage cupboard. Slate flooring.

Utility room 2.98m x 1.44m

Window to front. Stainless steel 1 ½ bowl sink with right hand drainer and base units below. Hotpoint washer/dryer. Slate flooring.

Bathroom 1.97m x 1.94m

Window to front. White WC and wash hand basin set in vanity unit with tiled splashback. Bath with mains shower above, tiling and shower screen. Extractor. Slate flooring.

Bedroom 1 2.11m x 2.99m

Window to front. Carpet.

Bedroom 2 2.66m x 4.51m

Windows to front. T.V. point. Carpet.

Principal bedroom 3.38m x 4.54m

Windows and patio doors to rear with panoramic views of the Moray Firth. Built-in wardrobe with storage space, drawers and hang rails. T.V. point. Wood effect tiled flooring.

Bedroom 1 2.11m x 2.99m

Window to front. Carpet.

Bedroom 2 2.66m x 4.51m

Windows to front. T.V. point. Carpet.

Principal bedroom 3.38m x 4.54m

Windows and patio doors to rear with panoramic views of the Moray Firth. Built-in wardrobe with storage space, drawers and hang rails. T.V. point. Wood effect tiled flooring.

Shower room 3.14m x 1.56m

Window to side. White WC and wash hand basin set in vanity unit with tiled splash back. Shower cubicle with Mira Azora electric shower and tiling. Mirror. Shelf. Spotlights. Extractor. Vertical chrome towel radiator. Tiled flooring.

Storage room 8.56m x 3.12m

Windows to sides and rear. Storage cupboard with shelves. Spotlights. Carpet.

Outbuildings

Garden shed.

Garden ground

There is garden ground to the front of the property and off street parking to both sides.

The rear garden has been laid to lawn with a patio area, ideal for outdoor entertaining and watching the wildlife over the fields towards the Moray Firth and beyond.

Extras

All fitted carpets, floor coverings and curtains are included in the sale price.

Heating and glazing

Oil fired central heating and double glazing.

Services

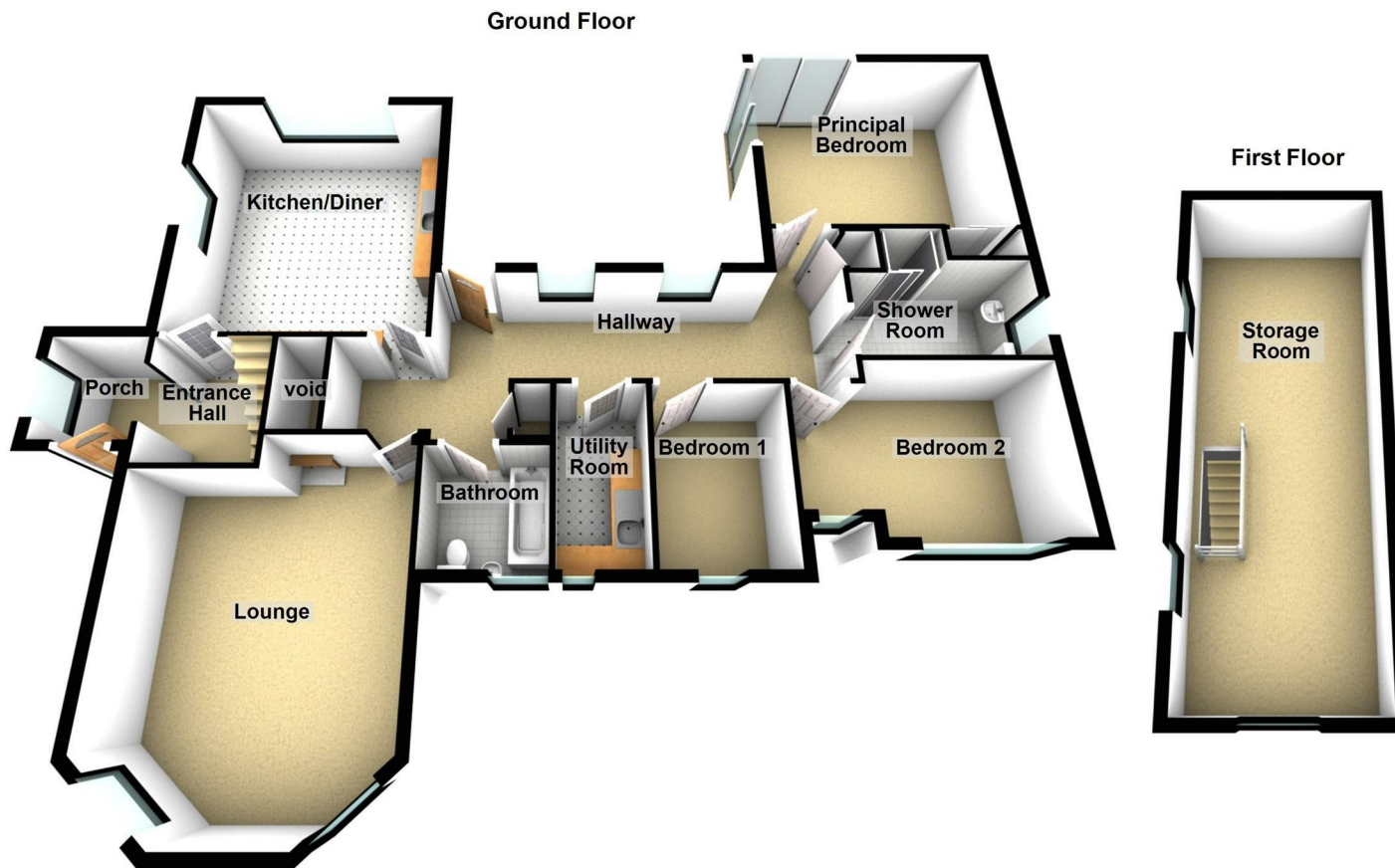
Mains electricity, water and drainage.

EPC Rating D

Council Tax Band D









Energy Efficiency Graph

Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (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 CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 68 |
| (55-68) D | 54 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| Scotland | EU Directive 2002/91/EC  | |

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.

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