



**Harper  
Macleod LLP**  
Estate Agents & Solicitors

**The Old Church, Church Street, Jemimaville, Dingwall, IV7 8LU**

**Offers over £650,000**



## The Old Church, Church Street, Jemimaville, Dingwall, IV7 8LU

Stunning views of the Cromarty Firth are enjoyed inside and out from this unique waterfront Architect designed 3 bedroom detached family home, with balcony and detached garage, built within the historic ruin walls of The Old Church in the peaceful coastal village of Jemimaville on the northern coast of the Black Isle in the Highlands of Scotland.

This newly built home has been finished to an exceptionally high standard with the striking exterior clad with larch wood, an aluminium roof and a wrap around balcony providing panoramic views of the coast. Built with sustainability in mind the home benefits from triple glazing, air source heat pump providing under floor heating, solar panels with batteries and mechanical ventilation throughout the property with a sprinkler system.



### Hallway

16'9" x 4'11" x 6'8" x 10'2" (5.13m x 1.50m x 2.04m x 3.12m)

### Open plan kitchen/dining room

20'1" x 12'1" (6.14m x 3.70m)

### Utility room

6'11" x 5'10" (2.13m x 1.78m)

### Shower room

9'7" x 4'0" (2.93m x 1.22m)

### Bedroom 1

12'9" x 12'2" (3.89m x 3.71m)

### First Floor:-

### Open plan lounge

12'2" x 19'9" x 12'3" x 22'11" (3.71m x 6.02m x 3.74m x 7.01m)





**Bathroom**  
6'4" x 6'1" (1.95m x 1.86m)

**Bedroom 2**  
10'0" x 10'3" (3.07m x 3.14m)

**Bedroom 3**  
10'3" x 12'2" (3.13m x 3.71m)

**Second floor:-**

**Family room**  
11'11" x 13'8" (3.65m x 4.19m)

**Detached garage**

**Garden ground**

**Access**

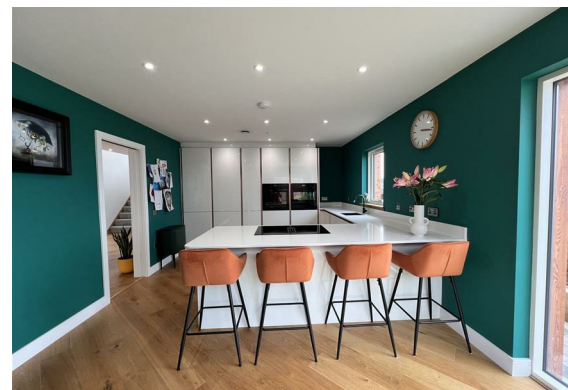
**Extras**

**Heating and glazing**

**Services**

**EPC Rating A**

**Council Tax Band F**



There is a welcoming veranda to the front of the home with a decorative block paved patio area, the paving extends to a perimeter path.

The entrance door opens into a bright and spacious hallway with engineered wooden flooring and doors to a double bedroom, shower room, utility room and the open planning kitchen/dining room, which has patio doors opening into the garden.

A bespoke oak staircase leads to the first floor.

On the first floor, which is flooded with natural light, there is a contemporary open plan lounge with vaulted ceiling, multi-fuel burner and patio doors opening onto the balcony. There are two double bedrooms with fitted wardrobes and a family bathroom.

On the second floor there is a versatile family room with velux windows providing an abundance of natural light with remote control blinds for movie nights.

There are thermostats in all the rooms with underfloor heating.

The garden ground is mainly laid to lawn with shrubs, trees and planters at the front. The boundary extends down to the coastline.

The home is in a fabulous location for those enjoying the great outdoors with beautiful scenic coastal and country walks. It is a great location for bird watching and seal spotting.

Primary school pupils attend Resolis Primary School and secondary school pupils attend Fortrose Academy.

Jemimaville is approximately 8 miles from Fortrose which has a selection of shops, doctors' surgery, leisure centre, library, golf club and sailing club. Chanonry Point, next to the Golf Club, is a popular tourist destination for wildlife spotting.

Dingwall is approximately 15 miles from Jemimaville and has a variety of shops, supermarket, services, restaurants, hotels, railway station and a leisure centre with swimming pool and the City of Inverness is approximately 19 miles and has an extensive range of retail, leisure and business facilities. Inverness also offers excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing is strictly by appointment.





## Accommodation:-

Hallway 5.13m x 1.50m x 2.04m x 3.12m

Entrance door with windows to front. Doors to open plan kitchen/dining room, bedroom, shower room and utility room. Understairs storage cupboard. Spotlights. Engineered wooden flooring.

Open plan kitchen/dining room 6.14m x 3.70m

Windows to the rear with views of the Cromarty Firth and patio doors to the side. Luxurious fitted kitchen with granite worktop, composite sink, integrated AEG double oven/microwave with warming drawer, fridge, freezer and dishwasher. Breakfast bar with induction hob with air vent. Spotlights. Engineered wooden flooring.

Utility room 2.13m x 1.78m

Glazed door to side. Base unit and worktop with stainless steel sink with right hand drainer. Plumbed for washing machine and space for tumble dryer. Double doors to plant room. Wooden flooring.

Shower room 2.93m x 1.22m

Window to front. White WC and wash hand basin set in vanity unit. Shower cubicle with dual shower head and shower niche, smoked glass shower screen and tiling. Vertical towel radiator. Spotlights. Tiled flooring.

Bedroom 1 3.89m x 3.71m

Window and patio door to rear with views of the Firth. Built-in double wardrobe. Spotlights. Engineered wooden flooring.

## First floor:-

Open plan lounge 3.71m x 6.02m x 3.74m x 7.01m

Bespoke oak staircase with windows above with remote control blinds. Triple aspect to front, side and rear with patio doors opening onto the spacious balcony overlooking the Cromarty Firth. Vaulted ceiling with pendant lights. Multi-fuel stove on slate hearth with exposed flue. Carpet.

Bathroom 1.95m x 1.86m

Window to front. White WC, wash hand basin set in vanity unit with tiled splash back and mirrored cabinet above. Free standing bath. Shower cubicle with dual shower head and shower niche, smoked glass shower screen and tiling. Vertical towel rail. Recessed shelf. Spotlights. Tiled flooring.

Bedroom 2 3.07m x 3.14m

Window to side. Fitted wardrobe. Magnetic wall for art work. Spotlights. Carpet.

Bedroom 3 3.13m x 3.71m

Double aspect to side and rear enjoying the views. Fitted double wardrobe. Spotlights. Carpet.

## Second floor:

Family room 3.65m x 4.19m

Bespoke oak staircase leading up to the family room. Velux windows to rear. T.V. point. Storage cupboards in eaves. Spotlights. Carpet.

## Detached garage

Electronic roller door to front and door to side.

## Garden ground

There is a driveway to the side of the property leading up to the garage providing off street parking for two cars and a further parking space to the front. The front and side of the property are mainly laid to lawn bounded by the old church walls which have been repointed. A decorative paved path extends round the property with an entrance opening onto the grass bank of the coastline.

## Access

The property is accessed by a private shared driveway.

## Extras

All fitted floor coverings and blinds are included in the sale price.

## Heating and glazing

Air source heat pump providing underfloor heating on the ground and first floor. The Second floor has wall mounted high-performance electric heaters. Solar panel with batteries.

Triple glazing.

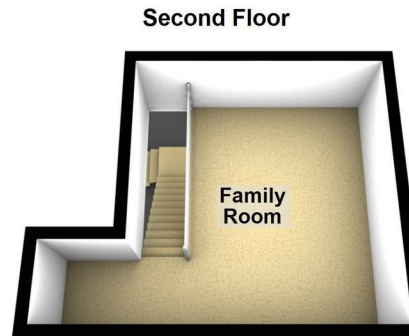
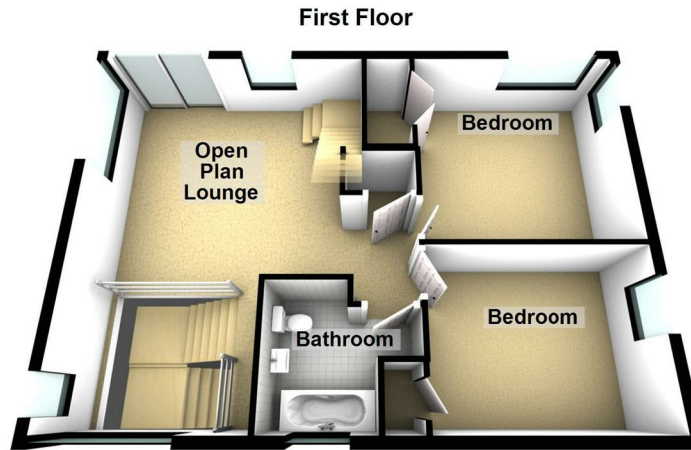
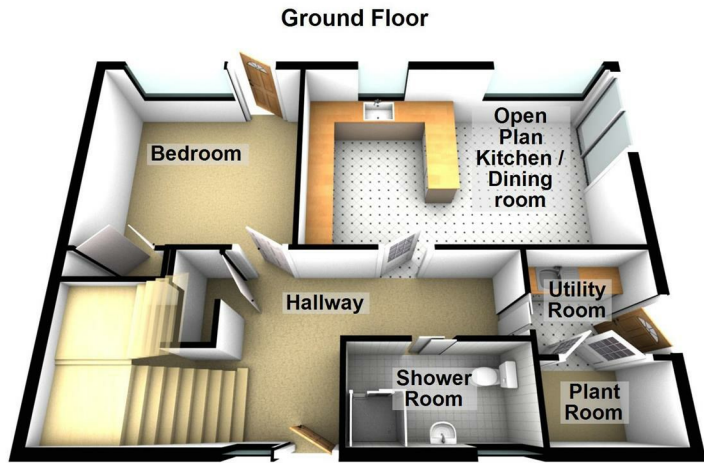
## Services

Mains electricity, water and drainage.


## EPC Rating – A


## Council Tax Band F





## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>	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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