



Innes & Mackay

**Station House, Tore, Ross-shire
IV6 7SD**

- **THREE BED DETACHED STONE BUILT VILLA**
- **GENEROUS ACCOMMODATION THROUGHOUT**
- **LARGE GARDEN GROUNDS**
- **OFF ROAD PARKING**
- **VIEWING RECOMMENDED**

**OFFERS OVER
£285,000**



DESCRIPTION

Located on the popular Black Isle close to the hamlet of Tore and a short distance to Munlochy, this attractive three bed detached stone built villa constructed over one hundred years ago, offers an ideal opportunity for anyone looking for a comfortable home nestled within large well maintained garden grounds. The property which benefits from electric heating, is double glazed, has off road parking and only by viewing will one appreciate the generous accommodation Station House has to offer.

LOCATION

The Black Isle has become one of the most popular areas of the Highlands in which to live. The nearby hamlet of Tore being a short distance from Station House, benefits from a petrol station with a well stocked shop as well as an excellent farm shop close by. Beauly, Muir of Ord and Dingwall all have excellent shopping facilities, lovely restaurants and a regular train service to and from the Highland Capital of Inverness. The village of Munlochy has its own primary school, grocery store and highly regarded restaurant. A few miles along the coast brings you to Fortrose where a wider range of shops and services can be found including, a butchers, supermarket, top class restaurant, takeaway outlets, leisure centre, GP surgery and pharmacy. At Rosemarkie you will find a wide bay and one of the finest beaches on the Moray Firth Coast.

GARDENS

The beautiful gardens here extending to approx half an acre, are laid to well kept lawns with a lovely selection of mature plants and shrubs providing an array of all year round colour. Enclosed with fencing, the gardens also benefit from mature fruit trees and bushes all adding to the external appeal of this desirable country home. The gravelled driveway provides off road parking and access to the two large timber sheds which provide external storage.

ENTRANCE VESTIBULE

Front door opens into the vestibule which is laid with tile effect vinyl providing a pleasing entrance to this property. Part glazed door provides access into the main entrance hallway.

HALLWAY

The carpeted hallway allows access to the Lounge, bedroom 3 and carpeted stairs lead up to the landing.

LOUNGE

5.26m x 4.46m (17'3" x 14'7")

The lounge is a generous sized room located to the front elevation and has a door leading through to the rear hall. Good storage is provided by a large walk in under stair cupboard along with a further shelved Edinburgh press cupboard. A feature of this room is the open fireplace with tiled surround providing a pleasing focal point. Carpet completes this room.



REAR HALLWAY

The rear hallway provides access to the kitchen, WC and via a door to the back garden.

KITCHEN

3.10m x 2.75m (10'2" x 9'0")

This bright and airy kitchen by virtue of the two windows to side and rear, is fitted with wood front floored based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the stainless steel sink with drainer to the side and the electric hob with oven under and pull out extractor hood above. Vinyl flooring completes this room.

WC

1.50m x 0.97m (4'11" x 3'2")

The WC which has a window to the side is fitted with a toilet and a grab rail.

BEDROOM 3

4.47m x 4.37m (14'7" x 14'4")

Bedroom three located on the ground floor, is a spacious room with windows to both the front and rear providing a good degree of natural light. This room is laid with carpet, has an open fire with tiled surround and benefits from a shelved Edinburgh press.

FIRST FLOOR LANDING

Carpeted stairs lead to the bright and airy landing by virtue

of the Velux window to the rear. Access is gained to two further bedrooms and the bathroom. A hatch opens into the partially floored loft space.

BEDROOM 1

4.63m x 4.37m (15'2" x 14'4")

Bedroom one is a large room located to the front elevation and enjoys views out to the lovely gardens. With a Velux window to the rear, this room which is laid with carpet, benefits from a shower cubicle housing an electric shower, suitable for disabled users.

BEDROOM 2

4.63m x 4.31m (15'2" x 14'1")

The second bedroom again located to the front, also has a Velux window to the rear providing a source of natural light. This room benefits from a shelved airing cupboard providing good storage. Carpet.

BATHROOM

1.92m x 1.65m (6'3" x 5'4")

The bathroom is furnished with a three piece suite comprising a WC, wash hand basin and bath. Velux window to the front, heated towel rail and vinyl flooring complete this room.

HEATING

Mixed electric heating.



GLAZING

Double glazed.

PARKING

Parking is available via a gravelled driveway to the rear of the property.

COUNCIL TAX

Band D

EPC

Band G17

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, electric hob, oven and cooker hood are included in the price together with the washing machine and fridge freezer.

SERVICES

Mains water, septic tank drainage, electricity, telephone and TV points.

VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay Property department (01463) 251200. Home Report can be downloaded via the HSPC website.

DIRECTIONS

To reach Station House from Inverness, proceed along the A9 towards Tore and before you reach the roundabout, there is a sign posted towards Allangrange and the Black Isle Brewery. Take this road and turn left at the T junction. Continue down this road past the cemetery and Grain plant and Station House is located not far past this on the left hand side.

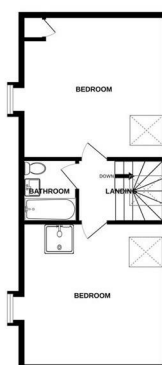
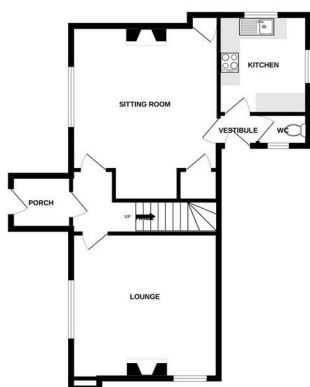






GROUND FLOOR

1ST FLOOR



We warrant that the information provided in this document is true and correct to the best of our knowledge and belief.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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