

Achvaneran Farmhouse, Farr, Inverness IV2 6XF



Attractive detached three bedroom Farmhouse within a large plot with superb woodland and hillside views. This spacious property is situated on the periphery of the popular village of Farr in a relatively rural location whilst still only some 8 miles from Inverness. The property requires modernisation but is in a great location previously having been utilised as a potential smallholding. There is an additional timber cabin and single garage.

- Entrance porch
- Bright, spacious dual aspect lounge
- Sitting room with wood burning stove
- Fitted kitchen / dining area
- Side entrance - cloakroom / WC
- Utility room with appliances
- Two double & one single bedrooms
- First Floor bathroom / shower
- Double glazed, oil fired central heating
- Detached garage (requires attention)
- Detached timber log cabin / Office
- Extensive garden area with various outbuildings and raised fish pond
- Excellent development opportunity



14

STATION SQUARE GRAMPIAN ROAD
AVIEMORE PH22 1PD
T: (01479) 811 463 / 810 020

OFFERS OVER £240,000 ARE INVITED

sales@highlandpropertyservices.co.uk
www.highlandpropertyservices.co.uk

FARR is a large rural area in Strathearn about 12 kilometres / 8 miles south of Inverness, in the Highlands of Scotland. Much of the area is spread along the B851 single track road. Its boundaries lie just north of Inverernie and Dalveallan, to the south of Socaich, and in the east where the Monadhliath Mountains begin. Farr has a primary school / playpark, several churches, shop, and an active community function/hall.

THE PROPERTY

IV2 6XF

This detached spacious Farmhouse offers comfortable accommodation in a pleasant location with great views, all set within extensive grounds.

There is an additional detached timber Log cabin and detached single Garage – which will require remedial works. The main property requires modernisation but offers considerable scope for refurbishment – in a superb setting within easy reach of Inverness. There is an extensive garden and woodland area which has, we understand been previously used as a small holding for animals.

All floor coverings, light fittings, and curtains are included together with any unwarranted appliances/white goods.

The Property has been unoccupied for some time and is being sold as seen by the owners Financial Guardian. Accordingly, please be aware all services, appliances and heating systems including the oil fired boiler are untested and unwarranted.

We also understand the previous private water supply has been condemned and will require upgrading and any septic tank where appropriate remains untested. The property has an external oil central heating boiler and is double glazed throughout with off road parking.

ENTRANCE PORCH

1.65m x 1.55m

External double glazed door with window to side. Outside lamp.

HALLWAY

Electric meter / fuse box. Smoke detector. Radiator.

BEDROOM 3 / OFFICE

3.2m x 1.75m

Single bedroom / office with window to roadside and garden. Radiator and storage in adjoining under stairs area.



LOUNGE

4m x 3.85m

Bright spacious and comfortable with dual aspect windows overlooking the front and side garden. Feature stone fireplace sealed off with integral flue – untested. Recess storage shelves. Electric heater. Radiator.



SITTING ROOM

4.2m x 3.85m

Windows to front and rear garden area. Electric stove and stone surround. Radiator.



OPEN PLAN-KITCHEN/DINING

4.2m x 3.5m

Open plan kitchen / dining area with adjoining access through to rear utility room and WC. Bright kitchen with windows overlooking the front and rear garden area. Extensive floor and wall mounted oak finish cupboards with complementary worktops. Wall shelving. Kitchen sink. Oil fired Rayburn Royale cooker / oven - untested. Ceiling mounted clothes frame. Radiator.





UTILITY ROOM 2.45m x 2.05m
Twin windows to side. Laundry area with stainless steel sink / fitted cupboards. Washing machine and fridge / freezer. Wall fan heater.

CLOAKROOM TOILET 1.75m x 1.46m
Window to side. WC and wash basin and wall cupboard.

SIDE ENTRANCE

Coat rack. External door to rear garden.

(1.25m x 1.2m)

Timber stairwell to upstairs landing – Velux ceiling window.

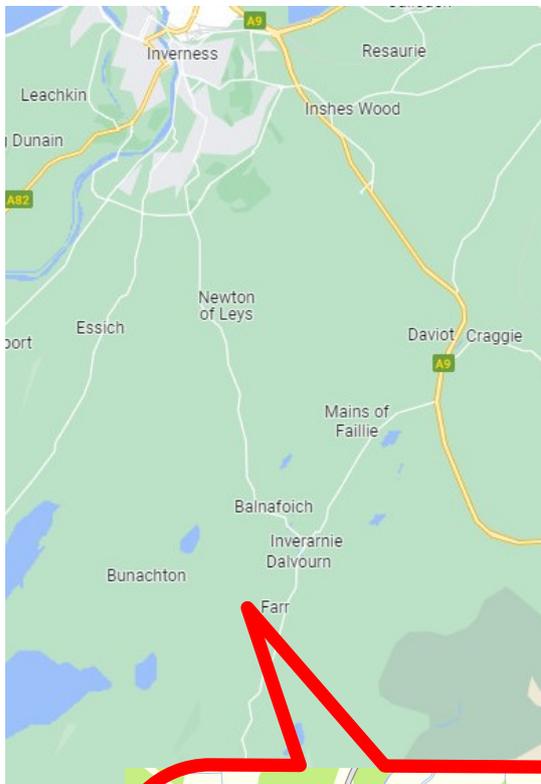


FAMILY BATHROOM 3.5m x 1.85m
Window to side. Walk in shower cubicle with electric shower, WC and wash hand basin. Shaver light and socket. Wall panel heater. Radiator.

BEDROOM 1 4.25m x 3.75m
Bright double bedroom with partial coombe ceiling. Window overlooking the front garden, woods and fields beyond. Radiator.

BEDROOM 2 4.25m x 3.5m
Good sized double bedroom with partial coombe ceiling. Window overlooking the rear garden, woods and fields beyond. Built in cupboard with hot water tank. Radiator.





[Google pin](#)



Contains Ordnance Survey data © Crown copyright and database right 2015.

COUNCIL TAX & ENERGY PERFORMANCE RATING

This property is rated Band E for council tax. The energy efficiency rating for the house is band F (31).

DATE OF ENTRY

By arrangement.

VIEWING

Is strictly by arrangement with the selling agents by minimum 48 hour pre-appointment only. To avoid disappointment when travelling, please always confirm any viewing with our office prior to setting off.

HOME REPORT

Linked from our website or available on request from our offices.

OFFER / SERVICES

Highland Property Services are pleased to provide any potential purchaser of this property with a full legal service from an established Scottish solicitor to act in the purchase. All offers from your solicitor in the standard Scottish style must be made direct to Highland Property Services. Our client reserves the right to accept an offer at any time. In the event that a closing date is set, we are only able to liaise with clients who have instructed their solicitor to note interest on their behalf.

GARDEN

The extensive garden provides a small rear roadside garden area with a large side garden with various outbuildings and a raised fish pond and greenhouse. The side wild garden area is mostly a mixture of shrubs and trees with considerable scope for improvement.

GARAGE

6.45m x 3.45m

The detached single garage would benefit from some remedial repairs with some evident cracking on one of the walls. There would appear to be a power supply. Metal up and over door. Driveway parking.



SERVICES

We understand there is mains electricity, septic tank / drainage and a private water supply – which are all untested.

ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding holiday or residential letting / rental rates and a comprehensive property management and holiday rental service is available on request.

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the selling agents have not tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.



STATION SQUARE GRAMPIAN ROAD
AVIEMORE PH22 1PD

T: (01479) 811 463 / 810 020

F: (01479) 811 577

sales@highlandpropertyservices.co.uk

www.highlandpropertyservices.co.uk

Monday - Friday 9.00 am - 5.00 pm