



Galbraith

**EAGLESTONE**

STRATHPEFFER, ROSS-SHIRE



# EAGLESTONE, STRATHPEFFER, ROSS-SHIRE

**A delightful B listed house in a conservation village.**

Inverness 19 miles. ■ Airport 26 miles.

- Three Reception Rooms. Five Bedrooms.
- Family accommodation retaining many original features.
- Former coach house with conversion potential subject to the necessary consents.
- Established gardens with specimen trees.
- Framed views toward Knockfarrel Hill Fort.
- Within easy reach of Inverness.

About 0.43 hectares (1.07 acres) in all.

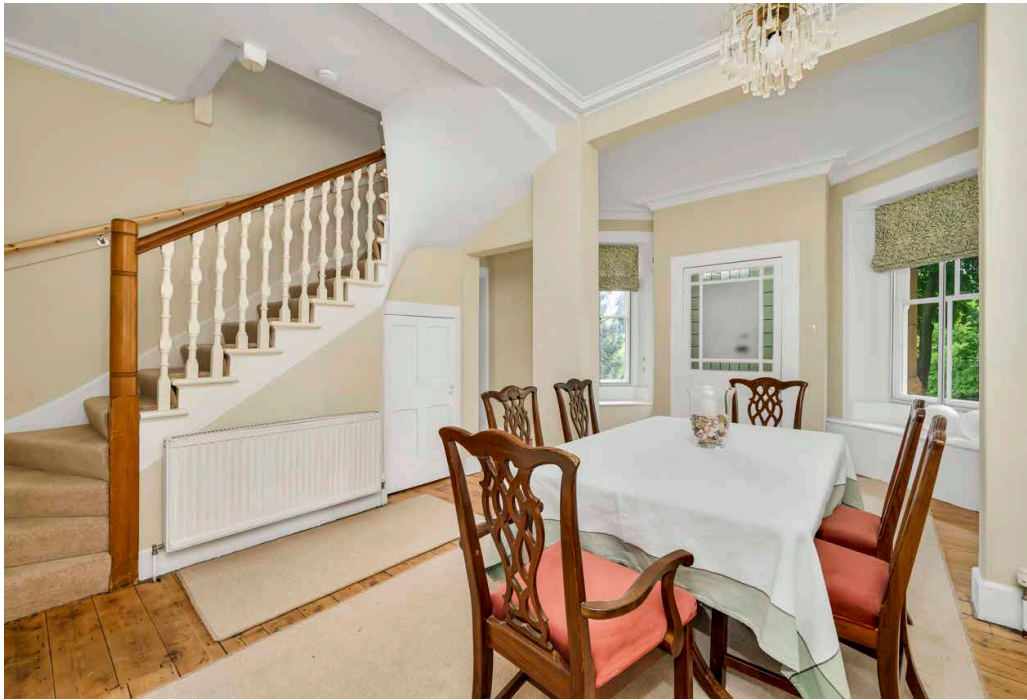
**Offers Over £575,000**

## Galbraith

Inverness  
01463 224343  
inverness@galbraithgroup.com

 **OnTheMarket**





### SITUATION

Eaglestone is a delightful B Listed house in the conservation area of Strathpeffer, a Victorian Highland spa village in Ross-shire. The property lies in a peaceful setting on the edge of the village, sheltered by the mature woodland that fringes its boundaries.

Strathpeffer expanded with the arrival of the railway in Victorian times when visitors came to take the famous spa waters. Today the village is popular for its handsome architecture, sense of community and as a base from which to enjoy the area with its easy access to Inverness and the west and east coasts.

The village has a small supermarket, highly regarded primary school, restaurant, hotels and a modern doctors' surgery. The market town of Dingwall is just a ten minute drive away and has a wider range of shops and amenities including an excellent secondary school while Inverness, about 19 miles away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

### DESCRIPTION

Eaglestone was built in the mid 1800's and is a significant house in the village for its striking design with its symmetrical 3 bay frontage and continuous open fronted veranda around the house. Further information on the house and its listing status can be found at <https://her.highland.gov.uk/monument/MHG16305>

The current owner bought the house about four years ago and since then has carried improvements to all elements of the property – the house, coach house and grounds – to create a delightful and versatile home.

The house is in good order throughout and has well laid out family accommodation retaining many original features including its gracious reception rooms each with one curved wall, cornicing and



open fires. The coach house is currently used as garaging, workshops and storage, but previously had planning consent and listed building consent for conversion to a two bedroom cottage with conservatory.

### ACCOMMODATION

Ground Floor - Entrance Hall. Drawing Room. Dining Room. Sitting Room. Dining Kitchen. Boot/Utility Room. WC.

First Floor – Master Bedroom. 4 further Bedrooms. Dressing Room. Bathroom. Shower Room. WC.

### GARDEN GROUNDS

Eaglestone is approached from the single track public road, wrought iron gates opening to a driveway that leads around the house to a generous parking area.

The grounds extend to approximately 1.07 acres. The established gardens comprise lawns, fringed and interspersed with mature specimen trees and shrubs. Hedging and woodland around the boundary provide privacy and shelter.

### OUTBUILDINGS

#### COACH HOUSE

The former coach house is an attractive stone building lying to the rear of the house. This is currently used for garaging and storage but offers the potential, subject to the necessary consents, for conversion to residential or office accommodation. Lapsed planning consent for conversion was granted in 2003 and the original, consented plans are available to interested parties. Further information on the planning process is available from the Highland Council Planning Department.

### **GARAGE 1**

5.2 m x 3.4 m

With up and over door, cobbled floor, side door to garden and oil tank.

### **GARAGE 2**

4.9 m x 3.7 m

With concrete floor and door to store room/workshop.

### **STORE ROOM/WORKSHOP**

7.7 m x 4.9 m

With double doors, partly cobbled floor and stairs to:

### **UPPER FLOOR**

7.5 m x 5 m

Triple aspect and with skylight windows.

### **WOOD STORE**

7.6 m max x 3 m

### **STABLE**

3.1 m x 3.1 m

With hay rack and stable door to the rear opening to a neighbouring field (this has been rented in the past but purchasers must make their own enquiries as to whether this option is available).

### **SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Oil fired	G	Superfast broadband available*	Available*	E	Freehold

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

### **DIRECTIONS**

Exact grid location - What3Words - ///lightbulb.bundles.jets

### **MOVEABLES**

Eaglestone is sold as seen.

### **VIEWING**

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

### **POST CODE**

IV14 9DU

### **SOLICITORS**

R and R Urquhart  
117 - 121 High Street  
Forres  
IV36 1AB





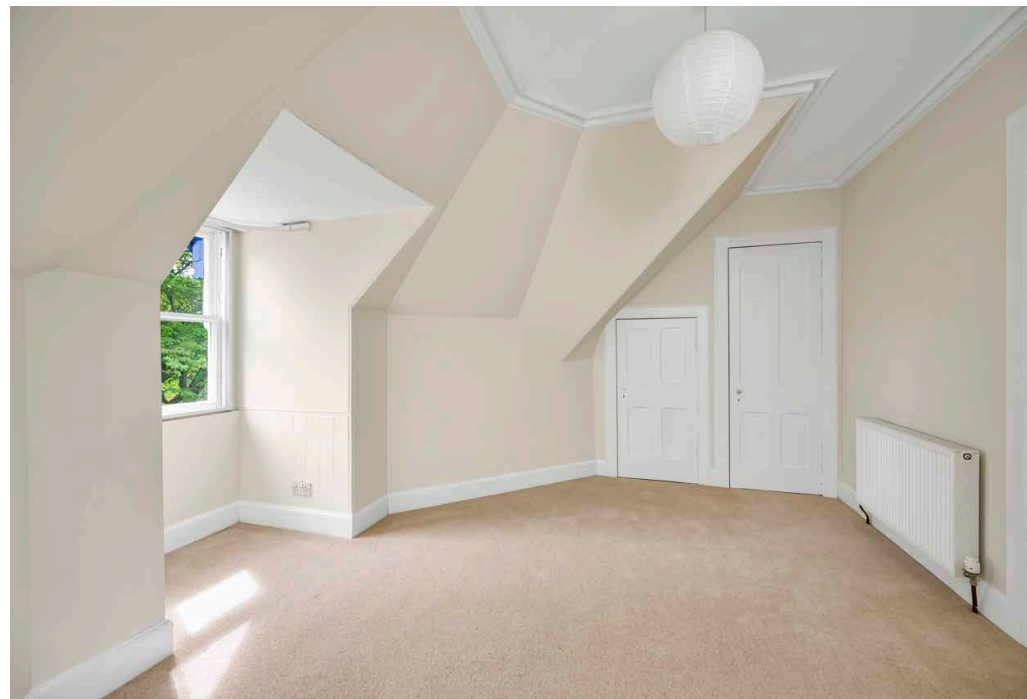
### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

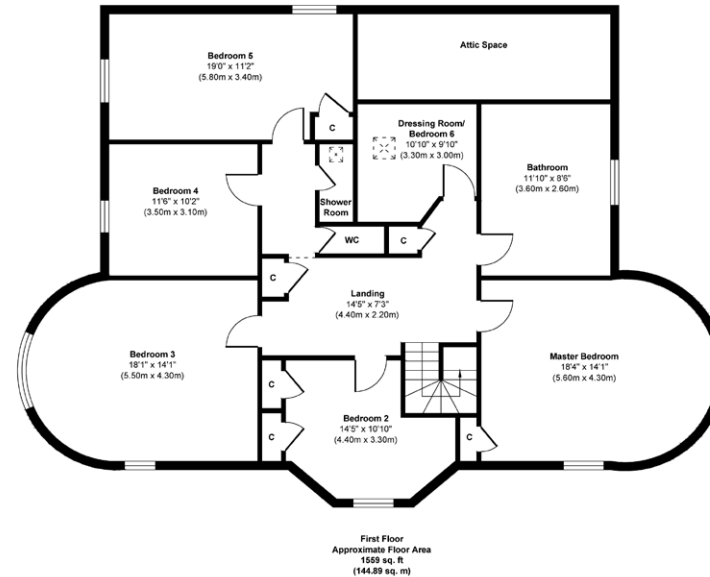
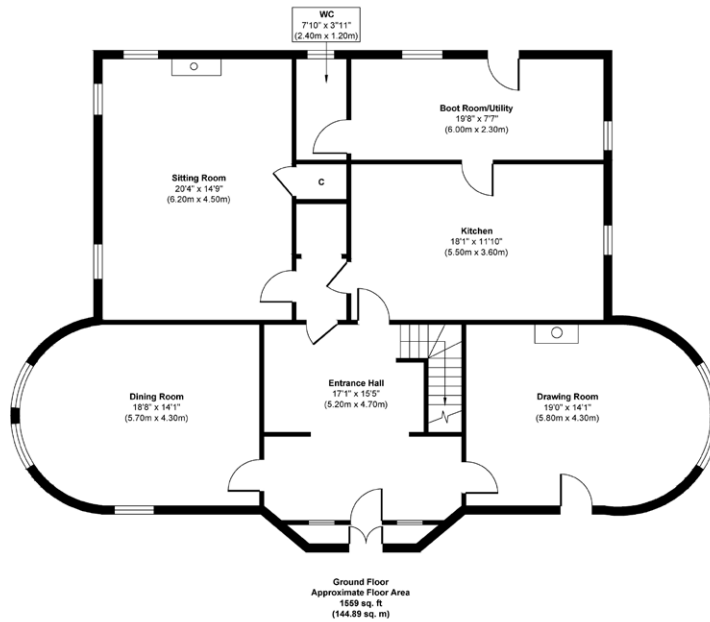
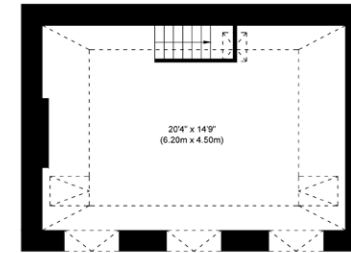
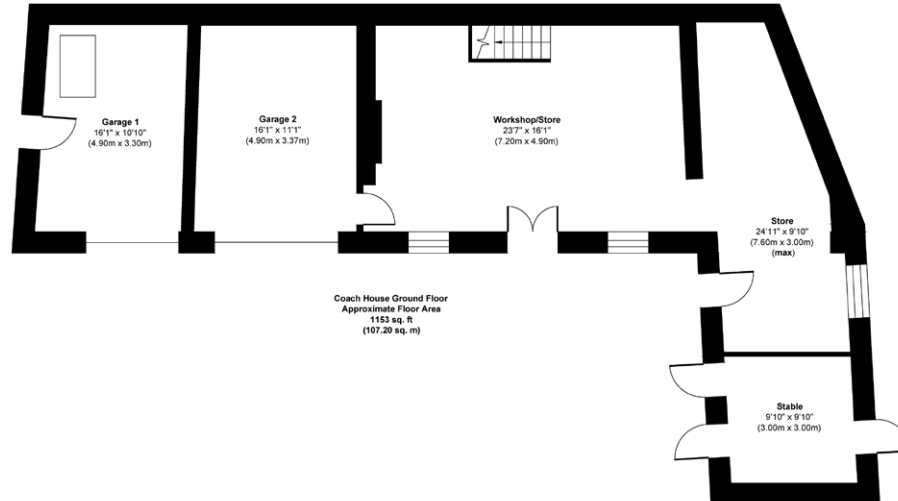
### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2025.





# Eaglestone, Strathpeffer, IV14 9DU

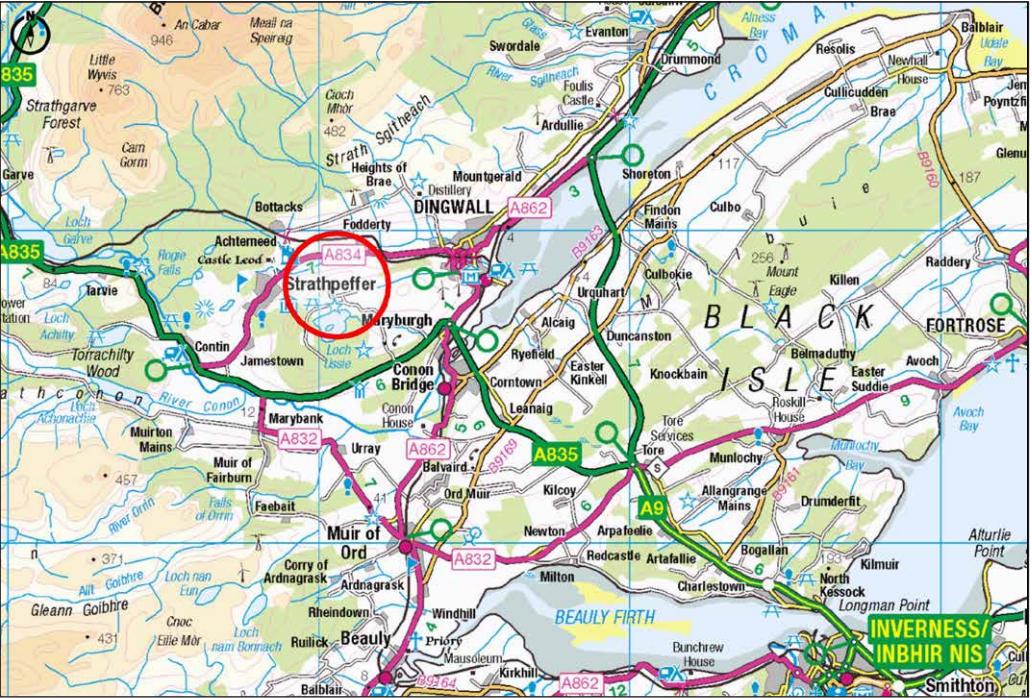
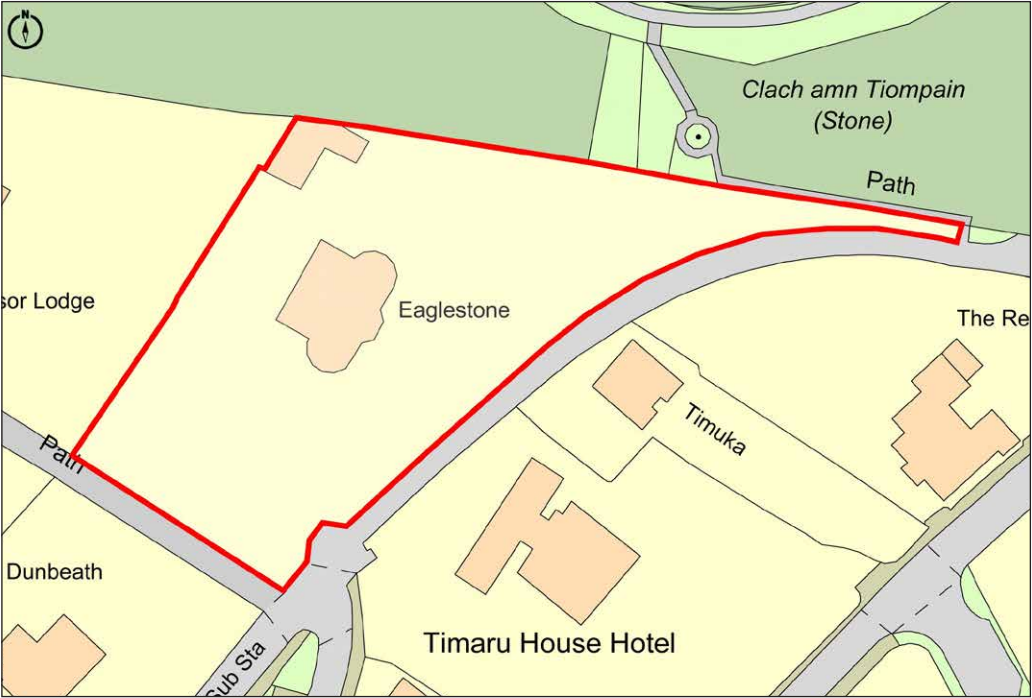


**Main House Approx. Gross Internal Floor Area 3158 sq. ft / 289.78 sq. m**

**Coach House Approx. Gross Internal Floor Area 1529 sq. ft / 142.18 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





**Galbraith**



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