

Galbraith



STRATHCARRICK HOUSE AND HIGHLAND HEIGHTS

STRATHPEFFER, ROSS-SHIRE



STRATHCARRICK HOUSE AND HIGHLAND HEIGHTS, STRATHPEFFER, ROSS-SHIRE

A decrofted house, croft and luxury glamping business with stunning water and mountain views.

Strathpeffer 2 miles ■ Inverness 19 miles .

FOR SALE AS A WHOLE OR IN TWO LOTS

LOT 1 – Strathcarrick House

- Two reception rooms. Four bedrooms
- Beautifully appointed, semi-open plan accommodation.
- Well managed croft land extending to 1.8 ha (4.45 acres).
- Modern outbuilding with stabling, storage and games room.
- Elevated views to the Cromarty Firth and mountains of the west.

Offers over £695,000

LOT 2 – Highland Heights

- Four luxury pods with hot tubs and fire pits.
- Separate reception with laundry and LED sauna
- Car parking.
- Beautiful, far-reaching views.

0.34 hectares (0.85 acres) in all.

Offers over £220,000

Galbraith

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 OnTheMarket





SITUATION

Strathcarrick House and Highland Heights are in the scattered crofting township of Heights of Inchvannie near Strathpeffer. The property is in a beautiful setting with spectacular, panoramic views stretching from the Cromarty Firth in the east to the mountains of the west.

The surrounding countryside is unspoilt and as well as providing a habitat for rare native wildlife, is ideal for the outdoor enthusiast. There is a wide range of walks and mountain bike trails, challenging mountain climbs, and fishing for salmon and trout on local rivers, while the west coast, famous for its stunning coastline and sandy beaches, is within easy reach.

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 a modern secondary school, while Inverness, about 20 miles away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

LOT 1 - STRATHCARRICK HOUSE AND CROFT

DESCRIPTION

The property comprises a decrofted house and garden ground with approximately 4.45 acres of owner occupied croft land and a modern multi-purpose shed. The house was completed in around 2010 and has been built and finished to a very high standard with solid oak interior finishings, with a semi-open plan interior which takes advantage of the stunning views and extends the sense of space into the landscape. There is a double height ceiling in the sitting room and galleried landing and this, combined with the extensive use of glass, fills the house with natural light, while also increasing solar gain.

The integrated garage on the west side of the house has been converted to create a gym, gun room, boot room and larder, but could easily be re-instated as a garage. The property has solar panels which heat the hot water and the shed has solar panels which is resold back to the grid.

ACCOMMODATION

Ground Floor: Open plan Entrance Hall, Sitting Room, Breakfast Room and Kitchen. Dining Room/Playroom. En suite Bedroom. Utility Room. Back Hall. Cloakroom. Gym. Gun Room. Boot Room. Walk-in Larder.

First Floor: Galleried Landing. Master Bedroom with en suite Shower Room. Two further Bedrooms. Family Bathroom. Study.

GARDEN

The decrofted garden is laid mainly to grass with a generous decked balcony with play area.

CROFT LAND

The croft land extends to approximately 4.45 acres and is divided into a number of grass fields, currently used for grazing horses.

Further information on crofting is available from <https://www.crofting.scotland.gov.uk/>

OUTBUILDINGS

Multi-purpose Shed

Yard Area

14.6 m x 11.9 m

With extensive, two level storage; two loose boxes (3.7 m x 3.6 m); and workshop (4.2 m x 2.6 m).



Games Room/Spa

14.2 m x 5.4 m

With double, external door and cubicle block (3.4 m x 1.5 m) with WC with sink, shower and changing room. To one side of the shed is an open-fronted hay and machinery store.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Strathcarrick House	Private	Mains	Private	Freehold	Oil fired and solar panels to heat the water	Band G	C

FIXTURES AND FITTINGS

The following items are specifically excluded from the sale:

The antler light fitting in the sitting room/gallery.

The field shelter.

The two loose boxes to the left hand side of the shed.

Further items may be available by separate negotiation but specifically the spa pool in the games room. All fitted carpets and curtains are included in the sale.

LOT 2 - HIGHLAND HEIGHTS

DESCRIPTION

Highland Heights Luxury Glamping <https://highlandheights.co.uk/> lies on the approach to Strathcarrick House. The property comprises four glamping pods, a site office and car park set in 0.85 acres of croft land (an application to decroft the land was submitted on 31st August 2023).

Tourism in the Highlands has risen exponentially over the last decade, driven in part by a change in attitudes to leisure activities, the popularity of the NC500 <https://www.northcoast500.com/> and an improvement in infrastructure. With its versatile accommodation and easy access to all the most popular destinations, Highland Heights Luxury Glamping is ideally positioned to take advantage of this demand.

Constructed in 2020/21, each of the four pods offers an extremely high level of accommodation with beautifully appointed interiors, private hot tubs, fire pits, and sheltered and secluded sitting areas with spectacular views. The pods have been let through the owner's website, Booking.com, Freetobook and Air BnB, and since they opened in 2021 have achieved high occupancy levels with many repeat bookings, while the opportunity exists to expand the business by letting the pods throughout the year.

There is a site office within the grounds with a reception area, guests' laundry and LED sauna.

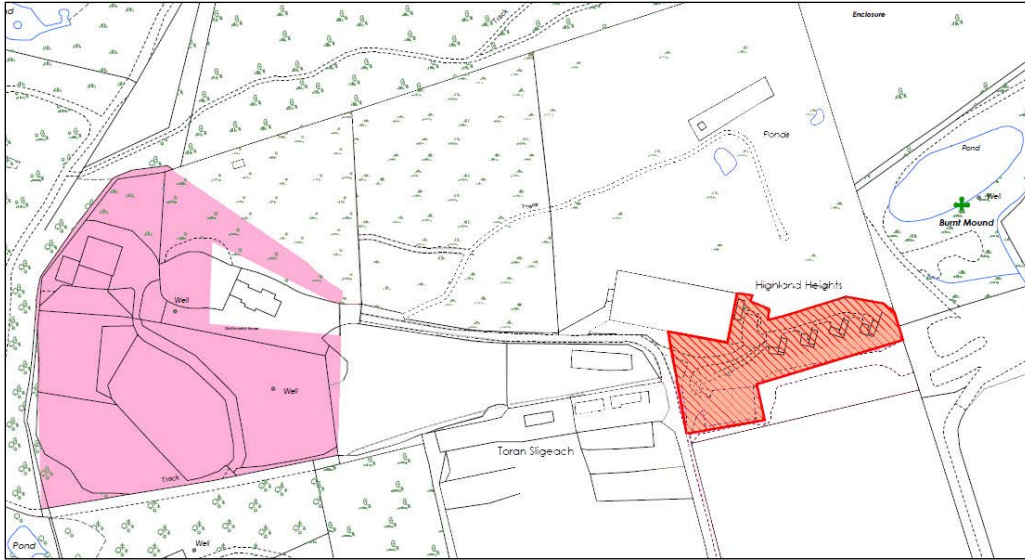
NOTES

Highland Heights Glamping Pods are sold as seen.

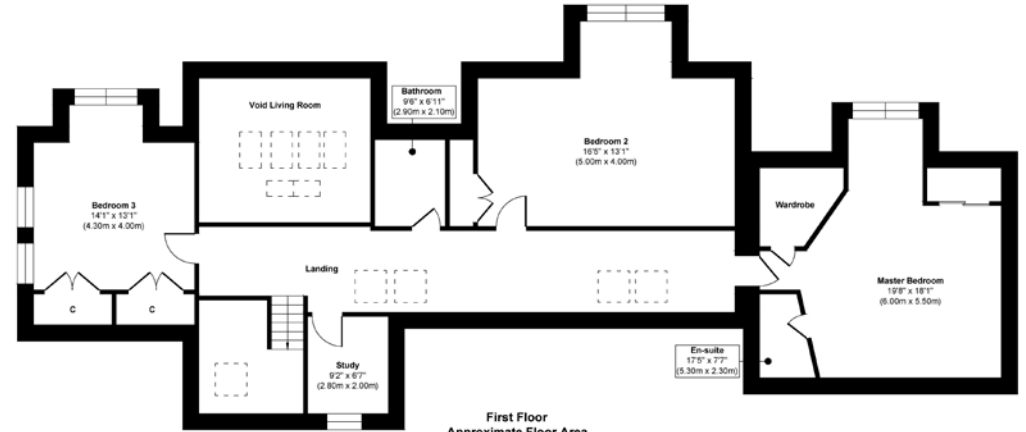
Further information on the business will be made available to those who have formally noted interest through their solicitor.

No further bookings are being taken for 2023 or 2024.

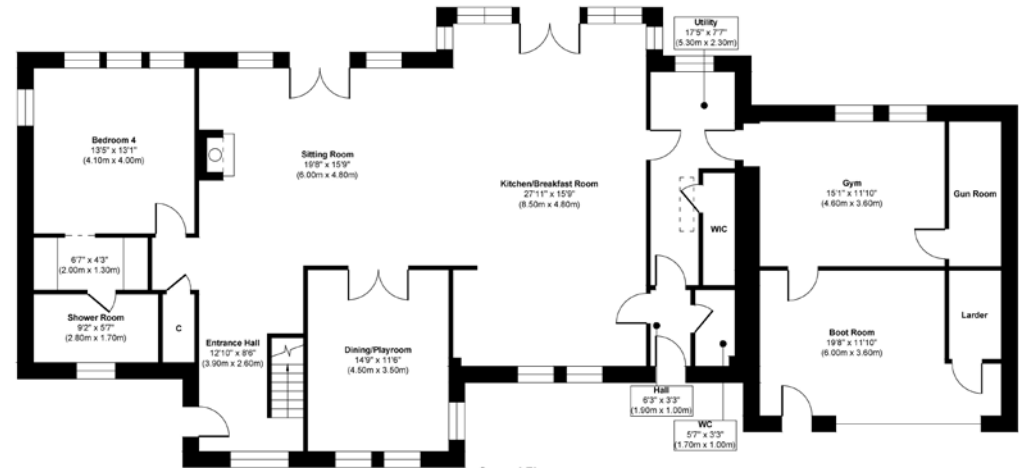




Strathcarrick House, Heights of Inchnavnie, Strathpeffer



First Floor
Approximate Floor Area
1545 sq. ft
(143.57 sq. m)



Ground Floor
Approximate Floor Area
2087 sq. ft
(193.87 sq. m)

Approx. Gross Internal Floor Area 3632 sq. ft / 337.44 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



DIRECTIONS

Take the A834 to Strathpeffer. Shortly before the village, turn right, signposted to Achterneed. Follow this road, crossing the level crossing and up the hill. Where the road levels out, the turning to Strathcarrick House and Highland Heights is on the left hand side, clearly marked Highland Heights Luxury Glamping.

POST CODE

IV14 9AE

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/works.demanding.doghouse>

SOLICITORS

Peter Tolmie
Brodies
Inverness

LOCAL AUTHORITY

Highland Council

VIEWINGS

Strictly by appointment with the Selling Agents.

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 August 2023.







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