



BALRANALD

EAST CLYNE, BRORA, SUTHERLAND



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A handsome, B listed house and steading with IACS registered farmland.

Brora 2 miles ■ Inverness 57 miles

About 6.17 hectares (15.23 acres) in all.

Offers Over £695,000

- Three Reception Rooms. Seven Bedrooms.
- Retaining many original features.
- Walled garden and paddocks.
- Consented, partly converted, stone and slate steading.
- Useful range of outbuildings and livestock barns.
- Solar and pv panels with Feed-in Tariff.
- About 12.8 acres of well-managed grazing land and semi-mature woodland.

Galbraith

Inverness
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SITUATION

Balranald is a B Listed former Church of Scotland manse in the scattered hamlet of East Clyne close to Brora. The property is in a beautiful south-facing setting with easterly views to the Moray Firth and, to the west, Ben Bhraggie, while to the rear of the house is the charming though now derelict, listed church along with the graveyard and belfry. Balranald comprises the main house, a partly renovated steading, and a range of good quality outbuildings set in approximately 15.3 acres of gardens, grazing land and amenity woodland.

Brora is in an area of the Highlands popular for its beautiful beaches, links golf courses, stunning landscape and dry climate. This unspoilt region offers many pursuits for the outdoor enthusiast including walking and hill climbing as well as world class golfing, fishing and stalking. Brora has a supermarket, general shops, restaurants, hotel and links golf course, while nearby Golspie has schooling up to secondary level and a railway station. Dornoch, with its championship golf course, and Tain are both within easy reach and offer further shops and amenities. Inverness, about a one hour drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

THE HOUSE

There are records of an Early Christian chapel at Balranald, but the former manse itself dates from the 18th century and was enlarged in the mid-19th century. A property of some presence, the house has well laid out accommodation retaining many traditional features including original woodwork, parquet flooring, flagstone floors, a stained glass window and corncicing.

The current owners purchased the property in 2010 when it had been uninhabited for some years and at this stage carried out improvements including timber treatments, upgrading the sash windows, rewiring, upgrading the plumbing, the installation of pv and solar panels, while the exterior has been re-harled. Although now in need of further modernisation, the house is extremely attractive with its handsome exterior, well-proportioned rooms and original features.

ACCOMMODATION

Ground Floor - Entrance Vestibule. Entrance Hall. Sitting Room. Family Room. Dining Room. Dining Kitchen. Pantry. Larder. Boot Room. Laundry/Shower Room. Two WCs.

First Floor Main House - Four Bedrooms. Bathroom. Shower Room. Study.

First Floor Side Wing - Snug. Bedroom.

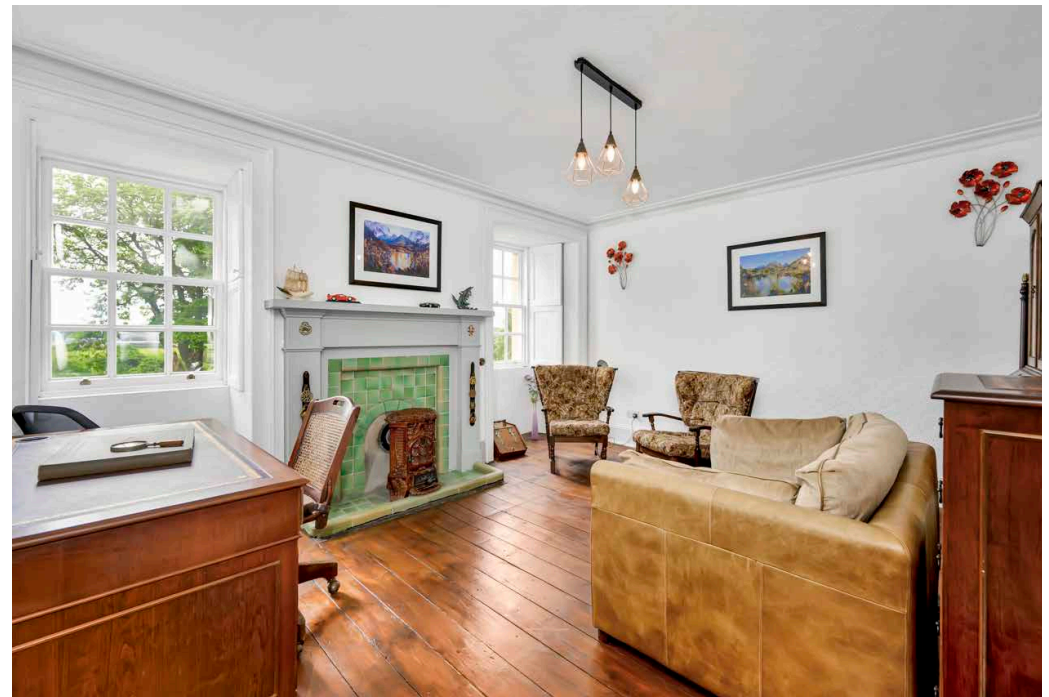
Second Floor - Two Bedrooms.

GARDEN GROUNDS

Balranald is approached from the public road, a gateway leading to a drive and a parking area at the side of the house.

The garden grounds extend to approximately 2.4 acres. The beautiful, listed walled garden lies on the west side of the house, its wall and south-facing aspect creating a sheltered growing environment for the deep herbaceous borders, wall-trained fruit, and kitchen garden. There is a sheltered, flagstone sitting area adjacent to the house and raised terrace on the back wall with its bee boles, recesses formerly used to house traditional straw beehives.

There are colourful mixed beds at the front of the house, beyond which are grass paddocks, while there are magnificent, mature broadleaf trees throughout the grounds.



THE STEADING

The L-shaped, stone and slate steading lies to the west of the walled garden and has its own access from the public road. Full planning consent for conversion to a residential dwelling was granted on 19th February 2018. Reference No: 17/05764/LB
<https://wam.highland.gov.uk/wam/applicationDetails.do?keyVal=POWSRSIHMU900&activeTab=summary>

The steading has been structurally renovated and the interior partitioned and prepared for fitting out as a contemporary, two bedroom dwelling.

There is a yard in front of the steading and a sitting area to the rear with a paddock beyond this.

OUTBUILDINGS

THE BOTHY

Previously used as a short term holiday let and with the potential for use as an office, bunkhouse or residential unit, subject to the necessary consents. The building comprises:

Garage

5.7 m x 3 m

With double doors, lined walls and housing the converters for the pv panels.

Kitchen

3 m x 2.5 m

With fitted units and cooker.

Washroom

3 m x 3 m overall

With shower cubicle and WC.

Attic Room

With an external, spiral staircase and running the full length of the building. With power and light.

MACHINERY SHED/WORKSHOP

6.5 m max x 6 m max

With power and light.

LIVESTOCK SHELTER

7 m x 2.9 m

Of timber construction and with two double doors.

GENERAL STORE

4.9 m X 2.5 m

Lying to the rear of the house. With power and light.

MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items including farm and garden machinery and equipment may be available by separate negotiation.

SOLAR AND pv PANELS

Within the grounds are two, freestanding sets of pv panels each producing 2.4kw and with Feed-in Tariff.

Roof-mounted, evacuated tube solar panels provide hot water for the house.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure	Mobile
Mains with private supply to garden	Private	Biomass boiler with Oil backup	F	Available*	Available*	F	Freehold	YES

*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>

THE LAND

The IACS registered land extends to approximately 12.8 acres and lies across the public road from the house and grounds. Divided into seven enclosures the land comprises well-managed, permanent pasture over three grazing units, enclosed by stone walls and good quality fencing and with modern gates. The remaining land is semi-mature woodland, parcels of which are grazed, and providing shelter, amenity and a habitat for native wildlife.

Permanent pasture 6.5 acres
Woodland 6.25 acres

Within the farmland is a field shelter and:

OPEN-FRONTED LIVESTOCK SHELTER
4.7 m x 3 m

STEEL PORTAL LIVESTOCK SHED
9.7 m x 5.7 m
With power, light and water.

DIRECTIONS

Exact grid location - What3Words - [///picture.call.decanter](#)

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
KW9 6LS

SOLICITORS
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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.

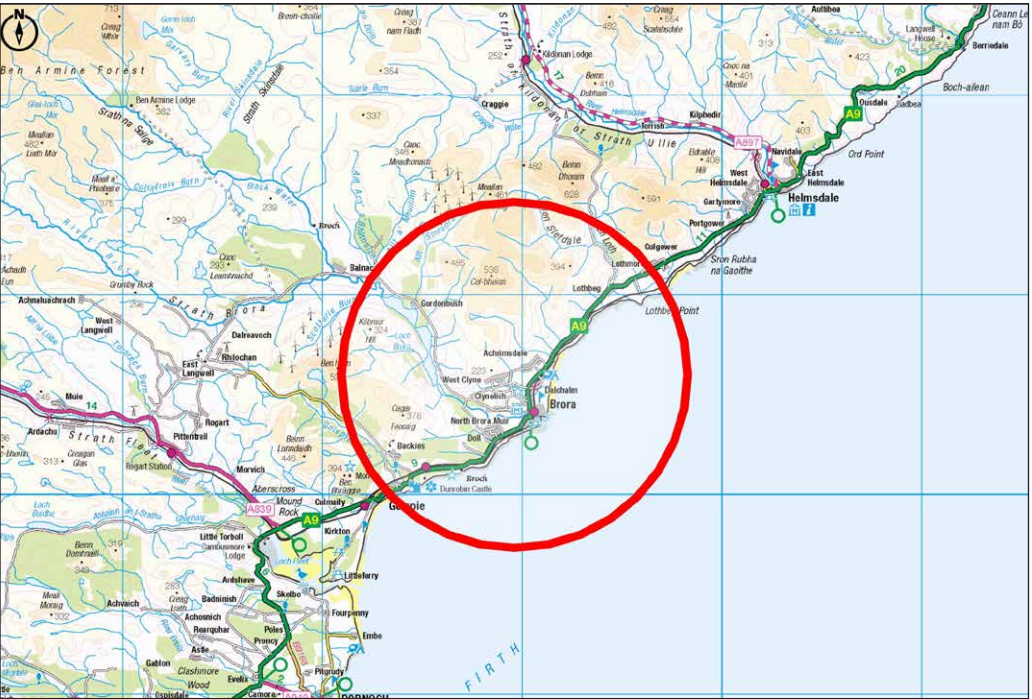
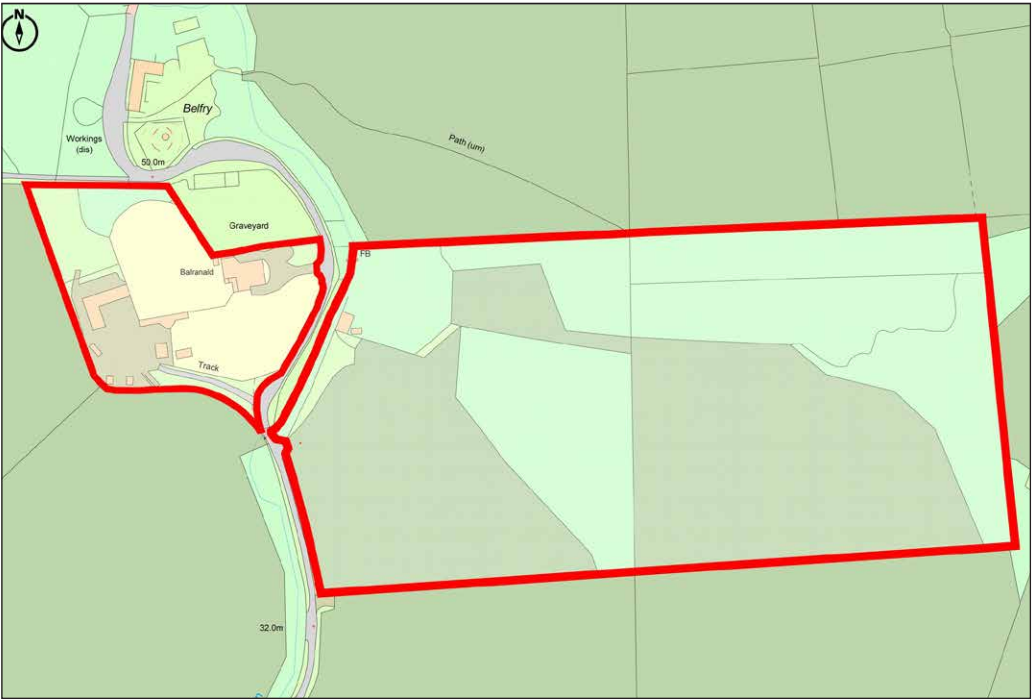


IMPORTANT NOTES

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 June 2025.







BALRANALD, BRORA, KW9 6LS



GROSS INTERNAL AREA
 FLOOR 1 171.8 m² FLOOR 2 197.7 m² FLOOR 3 36.0 m²
 EXCLUDED AREAS : REDUCED HEADROOM 14.7 m²
 TOTAL : 405.5 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Galbraith



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