

TARREL FARMHOUSE

PORTMAHOMACK, TAIN



Galbraith



TARREL FARMHOUSE, PORTMAHOMACK, TAIN

A fully renovated, B listed farmhouse with spectacular coastal views.

Tain 8 miles. ■ Inverness 38 miles. ■ Airport 46 miles.

- Two reception rooms. Six en-suite bedrooms.
- A beautifully appointed interior.
- Garaging with laundry and workshop.
- Expansive grounds including walled garden, young cider apple orchard and grazing.
- 1 kilometer private tree-lined driveway.
- Currently a successful boutique hotel.
- Stunning views to the Dornoch and Moray Firths.

About 2.3 hectares (5.7 acres) in all.

Offers Over £775,000

Galbraith

Inverness
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SITUATION

Tarrel Farmhouse lies close to the fishing village of Portmahomack on the Tarbat peninsula, a promontory lying to the north of Inverness between the Dornoch and Moray Firths. The property is in an outstanding setting with spectacular elevated views both over the Dornoch Firth to the mountains of Sutherland and the Moray Firth to the Moray Coast.

The area is popular for its dry climate, wonderful coastal light and fertile farmland culminating in a coastline of sheer cliffs and sandy beaches dotted with historic fishing villages. This varied landscape offers many opportunities for a wide range of rural sports and recreation and the renowned links golf courses, including the world famous Royal Dornoch Championship Course, attract visitors from all over the world.

The nearby village of Portmahomack has a post office, shop and restaurants, while nearby Tain has an excellent range of shops and amenities including primary and secondary schooling. Inverness, about an hour's drive away, has all the facilities of a modern city including its airport with regular flights to the South and Europe.

DESCRIPTION

Tarrel Farmhouse is a B listed house, its origins dating back to the 18th century. The property was fully renovated in 2000 in accordance with listed building requirements ([https://www.highland.gov.uk/info/180/planning/Ref 00/00083/LBCRC](https://www.highland.gov.uk/info/180/planning/Ref%2000083/LBCRC)) and is now a handsome country house with a beautifully presented interior, retaining many original features, the most striking of which is the two storey curved exterior wall on the southern wing.

Tarrel Farmhouse has potential to be a family home with its comfortable reception rooms, magnificent dining kitchen with snug, hand-crafted solid oak staircase and well-appointed en suite bedrooms. The standard of the accommodation is so high that, the house has been run as a small, boutique hotel.

ACCOMMODATION

Ground Floor – Entrance Hall. Dining Room with wood burner. Sitting room with open fire. Dining Kitchen with wood burner. En suite Bedroom. Pantry/Larder. WC. Back Hall.
First Floor – Five en suite Bedrooms. Sauna.

GARDEN GROUNDS

The property is approached from the public road, a driveway leading to a parking area at the front of the house.

The grounds at Tarrel Farmhouse extend to approximately 5.7 acres. There is a stunning walled garden adjacent to the house, enclosed by a stone wall with herbaceous and shrub borders at its base, wall-trained fruit trees, a main lawn and a sheltered flagstone terrace. Magnificent, mature broadleaf trees fringe the boundary of the property, while there is a newly planted orchard to one side and beyond this, two grass paddocks, currently let on a seasonal grazing licence.

OUTBUILDINGS

To the rear of the house is a double garage housing the oil fired boiler. There is a laundry adjacent to the garage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil fired	Rateable Value - £4,900 effective from 1st April 2023	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 - [///fraction.handsets.design](https://www.what3words.com/)

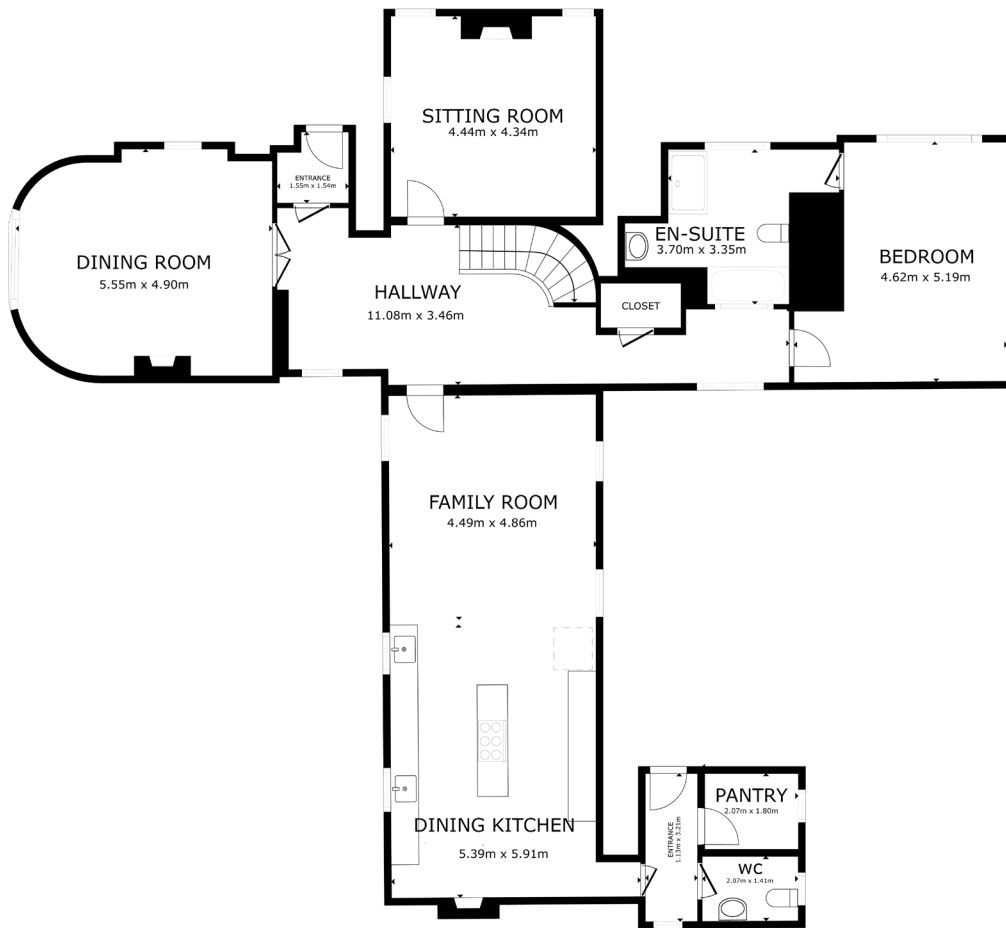




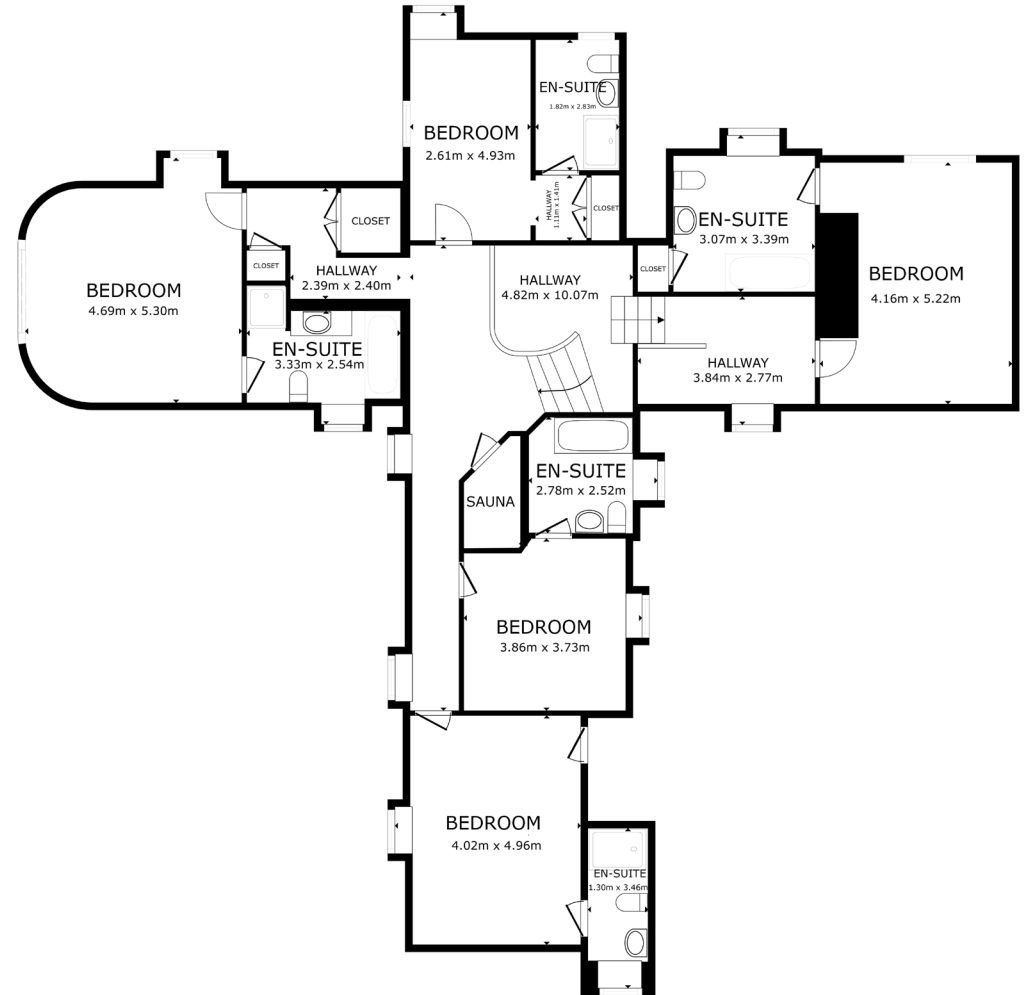




TARREL FARMHOUSE, TARREL, PORTMAHOMACK IV20 1SL



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 169.7 m² FLOOR 2 175.4 m²
TOTAL : 345.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

MOVEABLES

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

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

IV20 1SL

SOLICITORS

Thorntons
Kintail House
Beechwood Park
Inverness

NOTES - Tarrel Farmhouse is currently let to tenants who are running the hotel. The tenancy ends on 31st October 2025 so entry will be granted after this date.

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.





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