

Galbraith



CLAMHAN LODGE
BONAR BRIDGE, ARDGAY

CLAMHAN LODGE, BONAR BRIDGE, ARDGAY

An attractive rural property with beautiful views.

Bonar Bridge 2 miles. ■ Inverness 39 miles.

- Three Reception Rooms. Five Bedrooms.
- Spacious family accommodation.
- Established gardens and woodland.
- Well-managed grazing.
- Stabling, floodlit all-weather arena, and multi-purpose shed.
- Stunning south facing views over the Kyle of Sutherland.
- Direct access to way-marked paths and tracks.

About 3 hectares (7.3 acres) in all.

Offers Over £595,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket







SITUATION

Clamhan Lodge lies close to the village of Bonar Bridge in Sutherland. The house sits in generous, established grounds, set against a backdrop of mature woodland and with beautiful south facing views over its own land to the Kyle of Sutherland.

The nearby villages of Bonar Bridge and Ardgay have a good range of shops and amenities including a primary school, while at Invershin, 1 mile away, there is a request train stop on the Inverness line. Secondary schooling is available in Dornoch or Tain, both of which offer a further range of shops and facilities. Inverness, about an hour's drive away, has all the amenities of a modern city as well as its airport with regular flights to the south and to Europe.

The county of Sutherland has a beautiful coastline with lush countryside rising to rugged hills and moorland. The region enjoys continued growth and prosperity and yet retains its unspoilt charm and sense of community. There is a range of opportunities available for the outdoor enthusiast including walking, cycling, hill climbing, golf, sailing, fishing and shooting, while the peaceful countryside is home to a huge variety of wildlife and birds. Fishermen are regular visitors to this area attracted by the world class salmon fishing available on the Kyle and its four tributary rivers, the Carron, Cassley, Oykel and Shin. There is an award winning beach at Dornoch as well as its championship golf course, while the west coast with its beautiful coastline and excellent sailing is only an hour's drive away.

DESCRIPTION

Clamhan Lodge is a handsome modern house built in the style of a traditional Highland lodge, reflected in the exterior proportions, generous accommodation and panelled interior. The current owners purchased Clamhan Lodge in 2009 and since then have improved both the house and grounds to create an impressive rural property with excellent equestrian facilities. The house has been very well maintained and recent work include upgrading the bathrooms and a new kitchen with integrated appliances.



ACCOMMODATION

Ground Floor - Entrance Hall. Sitting Room. Dining Room. Study. Playroom. Family Room. Dining Kitchen. Utility Room. Cloakroom.

First Floor - Master Bedroom Suite with Dressing Room and Bathroom. Four further Bedrooms, one en suite. Family Bathroom.

GROUNDS

The property is approached from the public road, a track over which the owners have a right of access leading to a driveway and a parking area at the rear of the house.

The grounds extend to approximately 7.3 acres and have been considerably improved to create a delightful setting for the house, as well as providing good quality grazing land and excellent equestrian facilities. The property backs onto Forest Enterprise owned Balblair Wood and this direct access to its extensive off-road tracks further enhances the equestrian facilities.

Gardens

The gardens comprise a generous lawn fringed and interspersed with mature trees and shrubs, including a grouping of rhododendrons and azaleas giving a magnificent display of colour in early summer. The lawn extends to open woodland underplanted with spring flowering bulbs and with a network of grassy paths providing a trail through the trees.

The house is clad with a variety of evergreen and flowering climbers and there are sheltered flagstone sitting areas to the front and side of the house.

The Grazing Land

The boundary of the property is marked by post and wire fencing. The well-managed grazing land is divided into five interlinked paddocks with post and rail fencing. On the eastern side of the house is a floodlit, all-weather, 40 m x 20 m arena.



OUTBUILDINGS

Integrated Garage

6.7 m x 4.1 m

With timber double doors, concrete floor, storage space in the rafters, power, light and housing the oil fired boiler.

Stabling

A range of loose boxes comprising two 3.6 m x 3.6 m loose boxes and an adjacent barn 7.2 m x 3.6 m, subdivided into a loose box and feed store. All with power and light.

Adjacent to the stabling, in one of the paddocks, is a timber field shelter.

Multipurpose Shed

10 m x 5 m

Of box profile construction. With two roller doors, side door, concrete floor, power, light and water.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Mobile *	Broadband *	EPC	Tenure
Mains	Private	Oil fired	G	Available	Cable	D	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

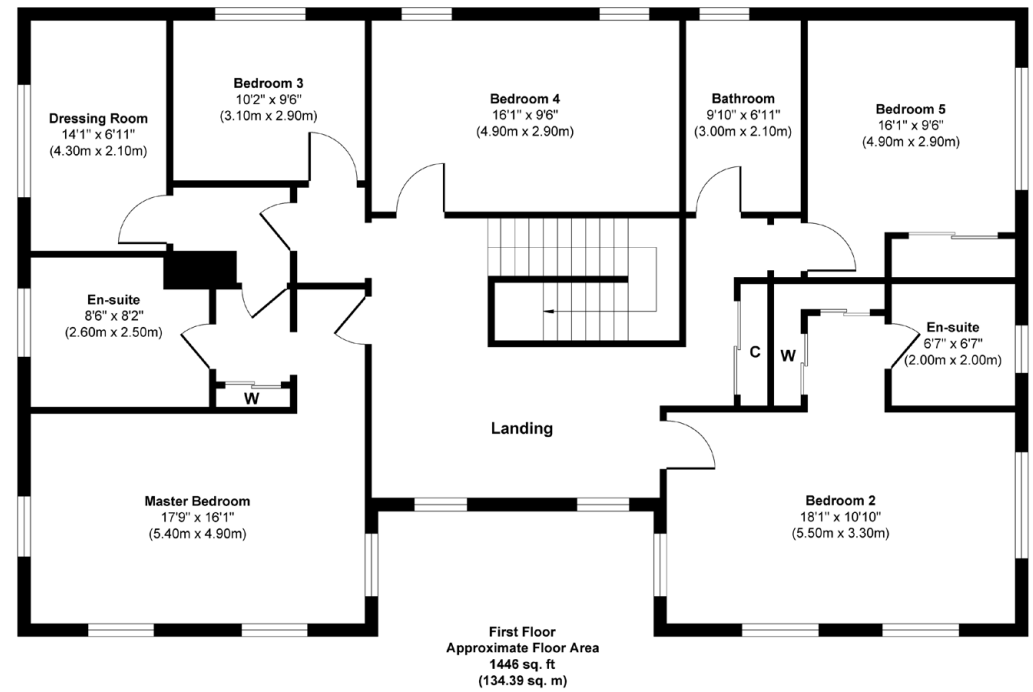
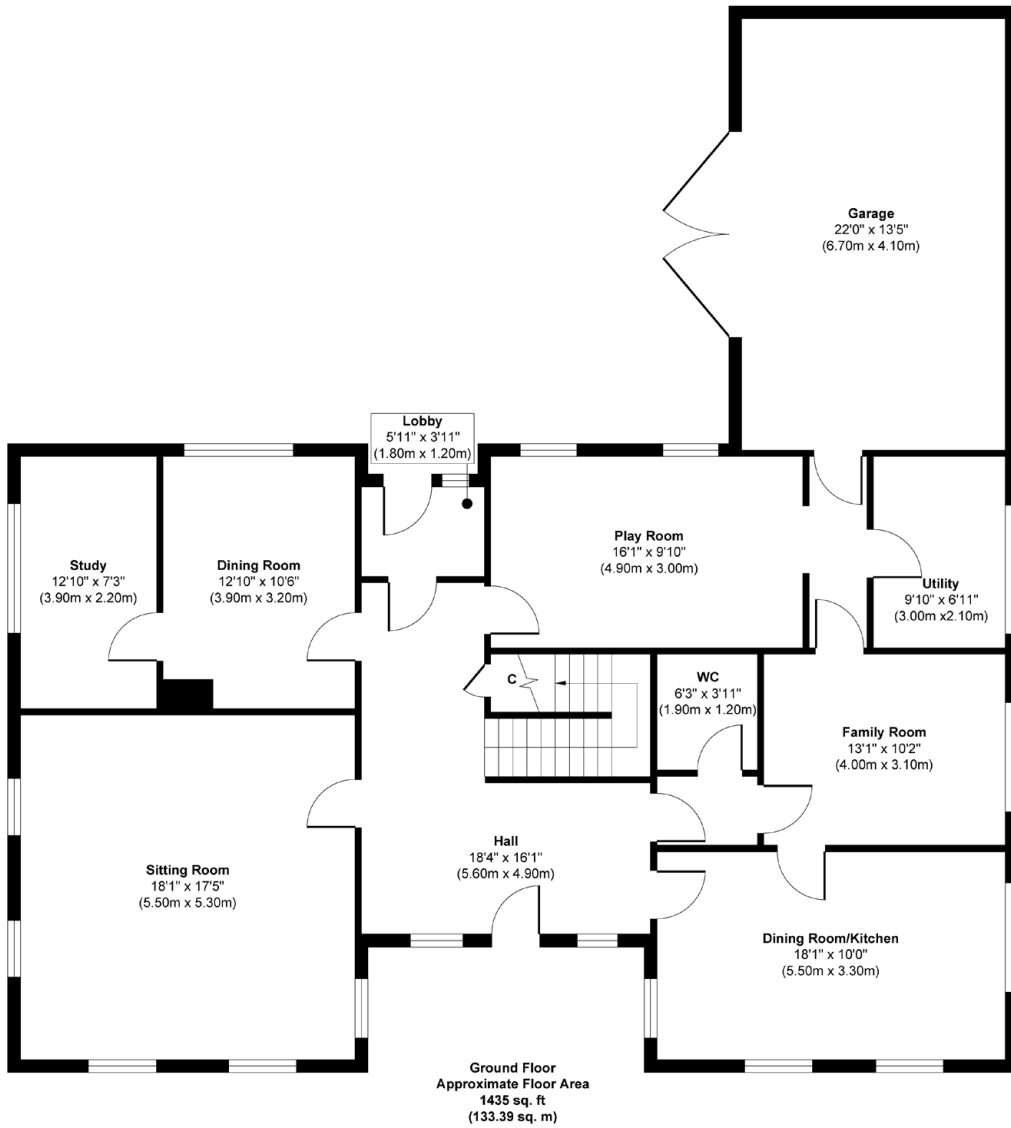
From Bonar Bridge, take the A836 to Lairg. After about 1.75 miles, turn right onto a private track. Follow this track for approximately 0.25 miles and Clamhan Lodge is straight ahead.

Exact grid location - What3Words - <https://w3w.co/brisk.taller.serves>





Clamhan Lodge, Bonar Bridge, Ardgay, IV24 3AW



Approx. Gross Internal Floor Area 2881 sq. ft / 267.78 sq. m

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

Produced by Elements Property

MOVEABLES

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

PLANNING APPLICATION

A neighbour has submitted a planning application for a single dwelling on the western side of the shared access track.

<https://wam.highland.gov.uk/wam/simpleSearchResults.do?action=firstPage>

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Reay House, 17 Old Edinburgh Road, Inverness IV2 3HF. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV24 3AW

SOLICITORS

Young Robertson & Co., Caithness
29 Traill Street
Thurso
Caithness
KW14 8EG

2017 ANTI MONEY LAUNDERING REGULATIONS

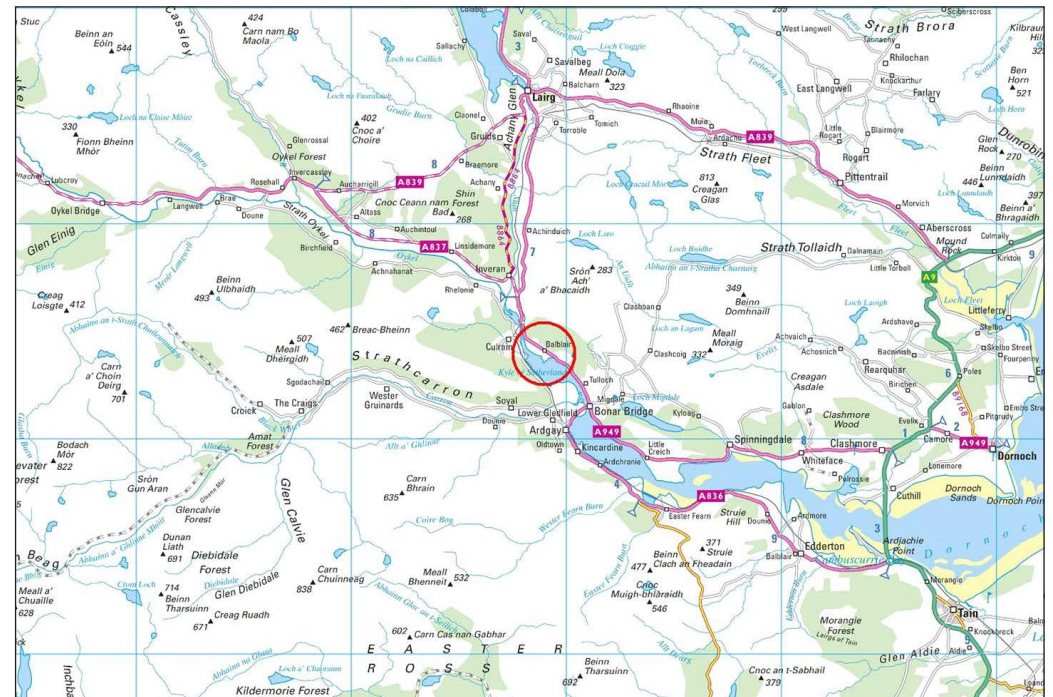
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information 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 sales 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, together with proof of funding and identification. 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. Photographs taken in March 2023.





Galbraith


RESPONSIBLY PRINTED
PLEASE RECYCLE