

**Galbraith**



**BARKLY HOUSE**  
BRAEHEAD, CROMARTY



## BARKLY HOUSE, BRAEHEAD, CROMARTY

A beautifully restored and extended former merchant house in a delightful setting on the popular Black Isle.

Inverness 23 miles. ■ Inverness Airport 30 miles.

- Two Reception Rooms. Five Bedrooms.
- Sensitively modernised and extended accommodation.
- Enclosed garden offering off-street parking.
- Within walking distance of the local amenities, harbour and the beach.

About 0.107 hectares (0.26 acres) in all.

Offers Over £575,000

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket





### SITUATION

Barkly House lies within a conservation area in the former fishing town of Cromarty, a charming mix of meandering lanes, fishermen's cottages and substantial houses on the popular Black Isle. The town has a good range of amenities all within walking distance of Barkly House including independent shops, a general store with post office, and primary school, as well as cafes, restaurants, a Community Cinema and the harbour with its ferry to the north side of the firth. Secondary schooling is available at the highly-regarded Fortrose Academy and Inverness, about 40 minutes' drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

### DESCRIPTION

A category 'B' listed former merchant's house, Barkly House dates back to the 18th Century and lay derelict prior to the current owners purchasing it in 2003. Now lovingly reconstructed and vastly extended to produce a comfortable and visually stunning home. Thoughtfully and sensitively designed and finished to a high standard the house and the larch clad extension are efficiently insulated. Great attention has been paid to the detailing which ensures a seamless join of the old and new. The original section of the property, which underwent a substantial and sensitive re-build has the charm of the traditional with shuttered sash and case windows, versatile and well-proportioned rooms spread over three floors, many of which being multi-aspect and providing some framed views of the Cromarty Firth. The extension has an abundance of south east facing glazing, maximising solar gain and flooding the spacious ground floor open plan living area and



principal bedroom above with natural light. Solid oak flooring and ground floor underfloor heating bring a warmth to the property with open fireplaces and a wood burning stove adding to the ambience.

### ACCOMMODATION

Ground Floor - Entrance Hall. Sitting Room. Shower Room. Bedroom. Utility Room. Cloak Room. Open Plan Kitchen/Dining/Family Room.

First Floor - Landing. Drawing Room. Bathroom. Bedroom. Jack and Jill Shower Room. Principal Bedroom.

Second Floor - Landing. Two further Bedrooms.

### GARDEN GROUNDS

The property is approached by the public road to a gated gravel driveway off Duke Street providing off street parking. The walled garden is mainly laid to lawn, interspersed with fruit trees and with flowerbeds stocked with a variety of shrubs under planted with spring flowering bulbs. A substantial patio adjacent to the property can be accessed from the open plan living area in the extension. There is a gated entrance giving pedestrian access to Braehead with an area of ground on Cromarty links which is uncultivated and has a number of mature trees also within the ownership of Barkly House.



## OUTBUILDINGS

Within the garden is a timber-clad shed with power, lighting and attached coal and log stores.

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

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Oil Fired	Band G	Available*	Available*	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

Exact grid location - What3Words - <https://what3words.com/thanks.jigsaw.grandest>

## MOVEABLES

All carpets, fitted floor coverings, blinds, curtains, and dual fuel (electric/LPG) Aga 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

IV11 8YQ

## SOLICITORS

Ledingham Chalmers Solicitors  
York House  
Church Street  
Inverness  
IV1 1ED

## ANTI MONEY LAUNDERING (AML) REGULATIONS

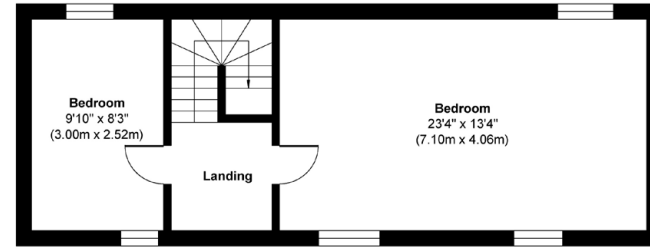
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

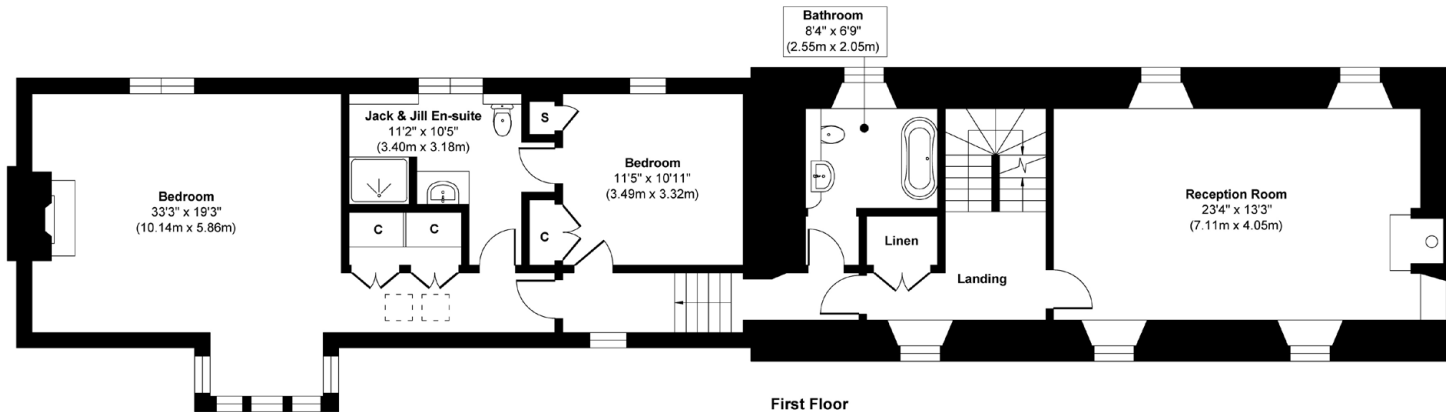




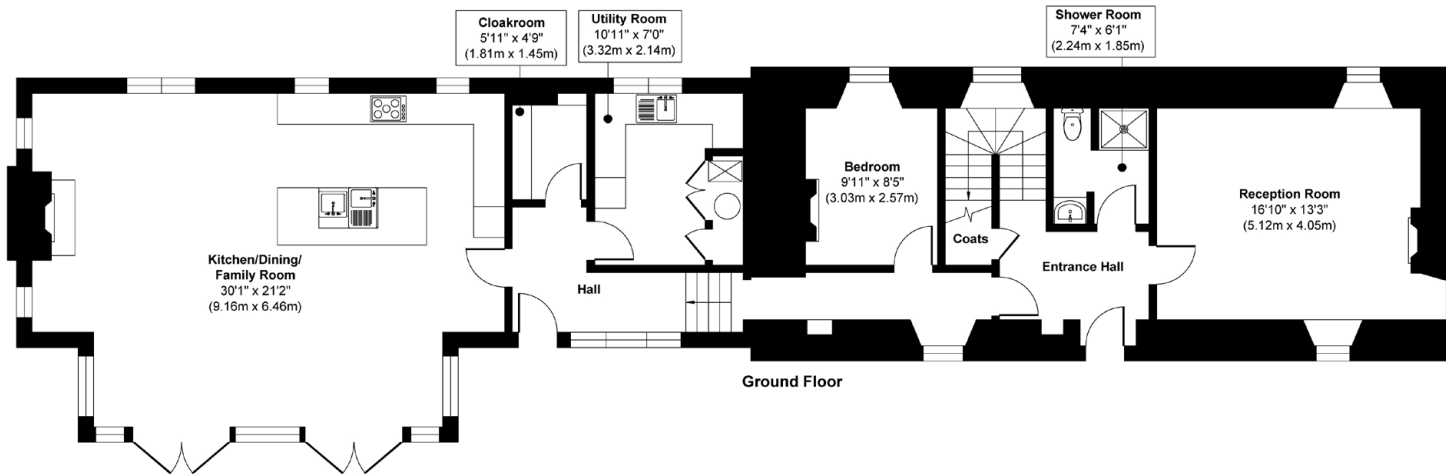
# Barkly House, Braehead, Cromarty



Second Floor



First Floor



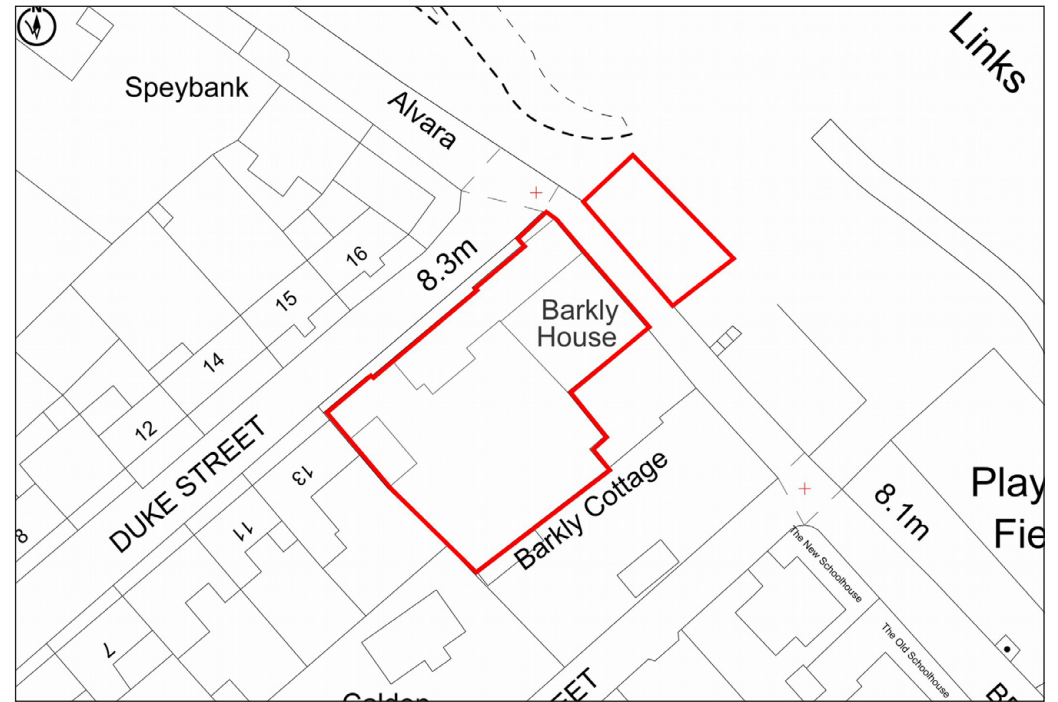
Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



## 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 2024.





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