

Galbraith



CULORRIN

AULTGOWRIE, MUIR OF ORD, ROSS-SHIRE



CULORRIN, AULTGOWRIE, MUIR OF ORD, ROSS-SHIRE

A double award winning, Norwegian inspired house in glorious grounds.

Muir of Ord 4 miles ■ Inverness 16 miles ■ Airport 26 miles. .

- Open plan Sitting Room/Garden Room/Dining Room. Four Bedrooms.
- Beautifully proportioned and presented, single storey accommodation.
- Barrel-vaulted ceilings and extensive use of glass filling the house with light.
- Attention to detail and craftsman finishes allowing the house to sit comfortably in its setting.
- Garage with workshop and first floor games room/studio.
- Imaginatively designed grounds with drawbridge over the Aultgowrie burn.
- Beautiful formal gardens blending with natural plantings managed for wildlife.
- Grazing land and native woodland lying either side of the burn.
- Fully restored former barn available by separate negotiation.

About 5 hectares (12.3 acres) in all

Offers Over £1,100,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Culorrin is in the hamlet of Aultgowrie close to Muir of Ord in Easter Ross. The property is in a beautiful, secluded setting, at the confluence of the River Orrin and Aultgowrie Burn and with stunning views over its own grounds.

The surrounding landscape is varied, from a network of single track roads passing through rich farmland set against a backdrop of majestic Ben Wyvis, to lush tree-lined river banks, grazing land and forests. The unspoilt countryside offers many opportunities for rural sport and recreation, as well as a habitat for native wildlife, while the west coast, famous for its spectacular coastline and sandy beaches, is under an hour's drive away. A bridge and small drawbridge across the Aultgowrie Burn form part of a circular riverside walk within the grounds, while there are waymarked walks directly from the house including the beautiful River Orrin Falls walk and nearby is the magnificent, recently restored, Landmark Trust Fairburn Tower.

Muir of Ord, just four miles away, has a good range of facilities including a small supermarket, doctor's surgery and train station. The local primary school is in Marybank, a five minute drive from the house, and secondary schooling, as well as further amenities, are available in Dingwall. Inverness has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

The current owners purchased the bare land at Culorrin over twenty years ago with the aim of designing a house which included traditional rural building features and construction materials, while incorporating contemporary elements. The result is an outstanding property where the Norwegian inspired clean lines of the exterior, clever use of symmetry, and deep foundations, along with a dry stone and timber finish create a house that is both striking and sits comfortably in its setting. The single storey accommodation has beautifully proportioned rooms including the impressive open plan sitting room, dining room, garden room and kitchen, its full height ceiling and extensive use of glass filling the room with natural light. There are high quality fittings throughout along with barrel-vaulted ceilings in the living areas and bedrooms and the understated finishes create a pleasing and restful interior to complement the stunning setting.

The excellence of design has been recognised in two prestigious awards given when the house was first completed:

Scottish Design Awards Northern Exposure Prize 2004/5

Saltire Award for Housing 2004/5

ACCOMMODATION

The accommodation over one floor comprises:

Entrance Vestibule. Entrance Hall. Open plan Sitting Room, Garden Room, Dining Room and Kitchen. Sun Room/Playroom. Office. Master Bedroom with Dressing Room and en suite Bathroom. Further en suite Bedroom. Two Bedrooms. Bathroom. Shower Room. Pantry. Wine Cellar. Ironing/Sewing Room. Cloakroom.

GARDEN GROUNDS

Culorrin is approached from the public road, an opening flanked by drystone walls leading to the drive which weaves through the established grounds to a parking area with turning circle at the rear of the house.







The grounds at Culorrin extend to approximately 12.3 acres and are managed for amenity and to encourage biodiversity. The gardens create a beautiful setting for the house with extensive lawns interspersed with mixed beds, trees and shrubs, and these in turn blend with less formal areas of long grass, wildflowers, bulbs and woodland. The plantings have been carefully chosen to create a succession of interest and colour throughout the year as well as complementing the wider landscape. The Aultgowrie Burn runs through the grounds and has a bridge and drawbridge connecting meandering, woodland walks along its banks, while craftsman-built drystone walls are a feature of the grounds and, in turn, connect to the magnificent stonework on the house.

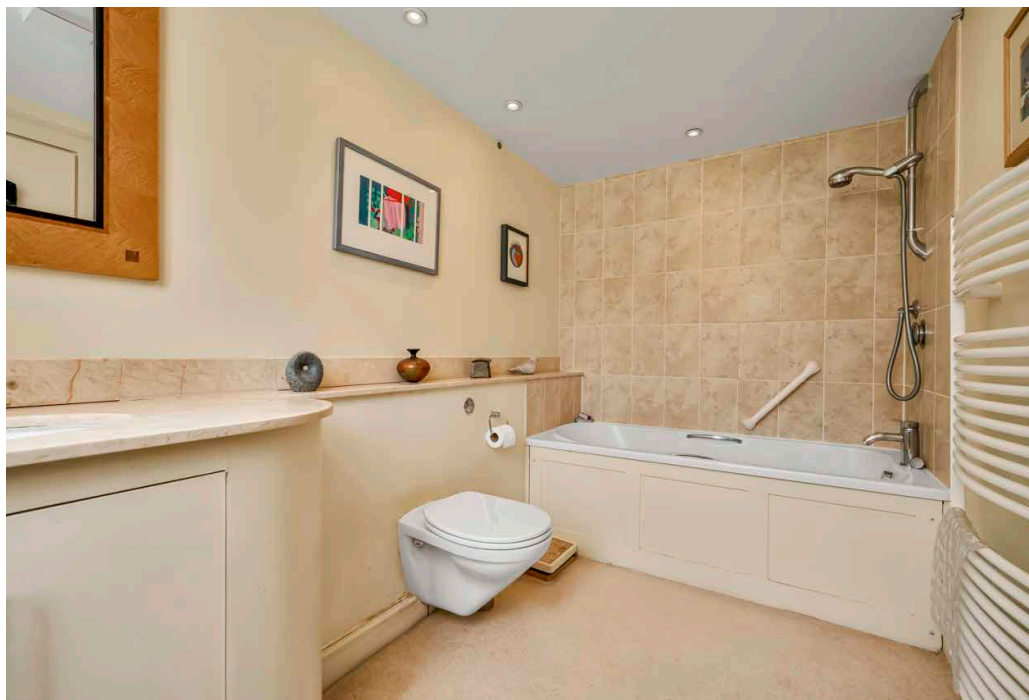
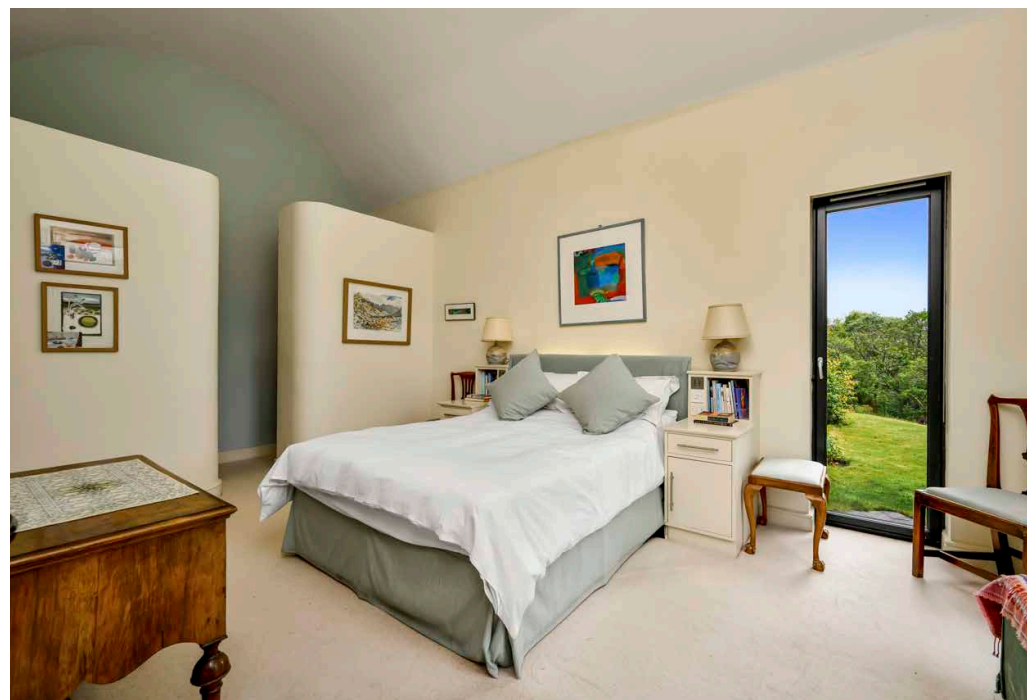
There is a croquet lawn adjacent to the house and an area of ground just off the drive has been prepared for a tennis court. There are two paddocks either side of the drive, currently let for grazing on an informal basis, and a productive kitchen garden of raised beds and soft fruit close to the house.

OUTBUILDINGS

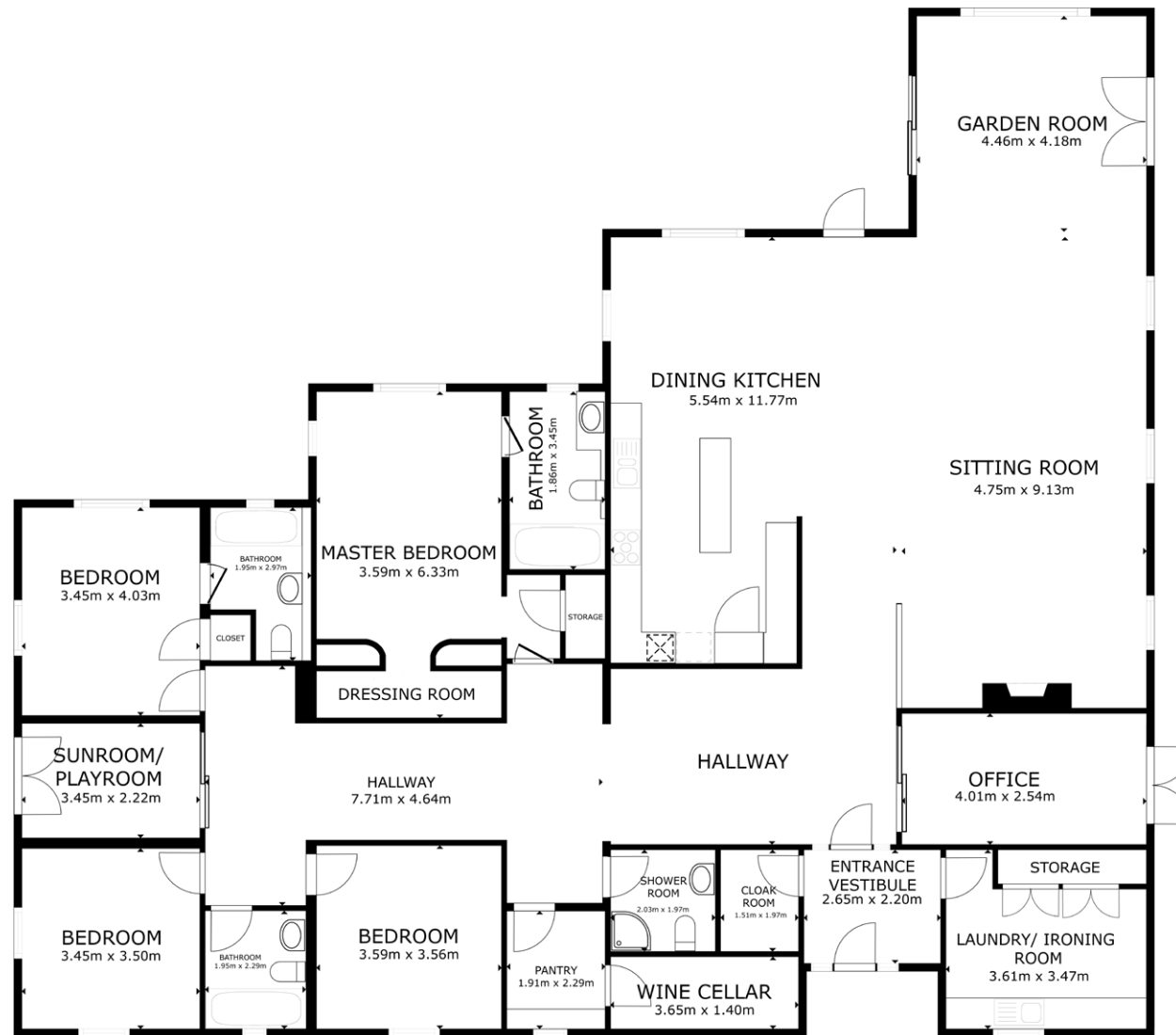
Single garage with double doors, side door, concrete floor, fitted shelves, WC and staircase to first floor games room/studio.

CULORRIN BARN

Culorrin Barn lies at the entrance to the property and is owned by the sellers of Culorrin. The barn has been fully renovated and currently comprises a main room with kitchenette and separate WC. This may be available to purchase by separate negotiation and further information is available on request.



CULORRIN, AULTGOWRIE, MUIR OF ORD IV6 7XA



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 299.6 m²
TOTAL : 299.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil fired, under floor heating	G	Current provider Cromarty Firth Broadband via satellite*	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

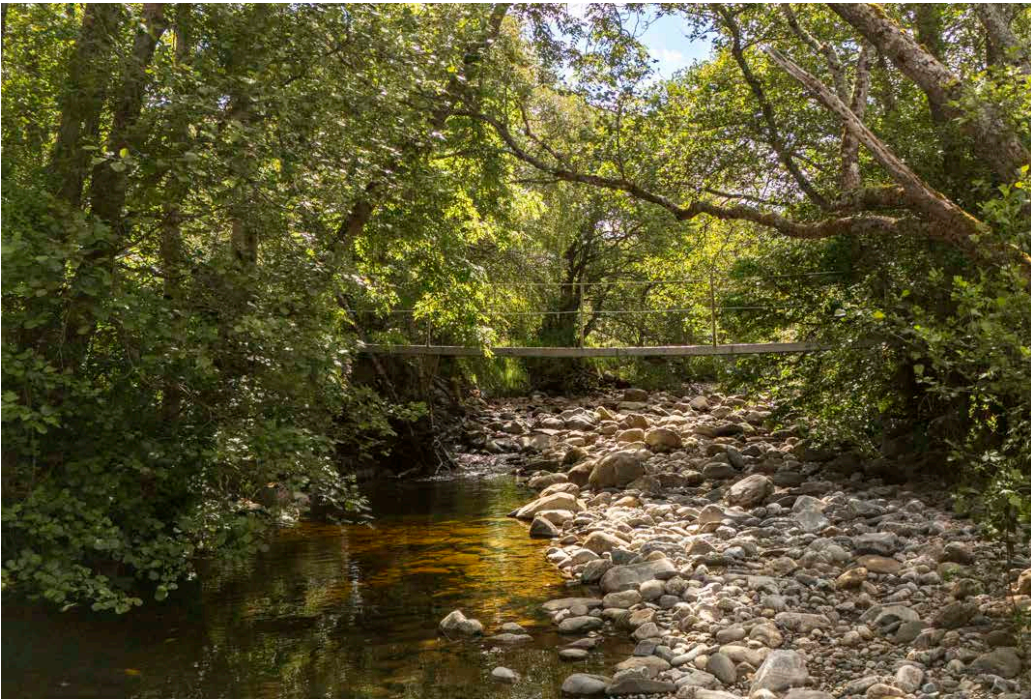
Exact grid location – What3Words - ///ribs.bachelor.scorpions

MOVEABLES

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

NOTES

As part of the integration to renewable energy use, SSEN are in the consultation period for the upgrade of the Spittal – Loch Buidhe – Beaully pylon line. The preferred route has been identified but not yet consented <https://www.ssen-transmission.co.uk/projects/project-map/spittal--loch-buidhe--beaully-400kv-connection/> Further information on this is available on request.



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

IV6 7XA

SOLICITORS

MacLeod & MacCallum
28 Queensgate
Inverness
Highland
IV1 1YN

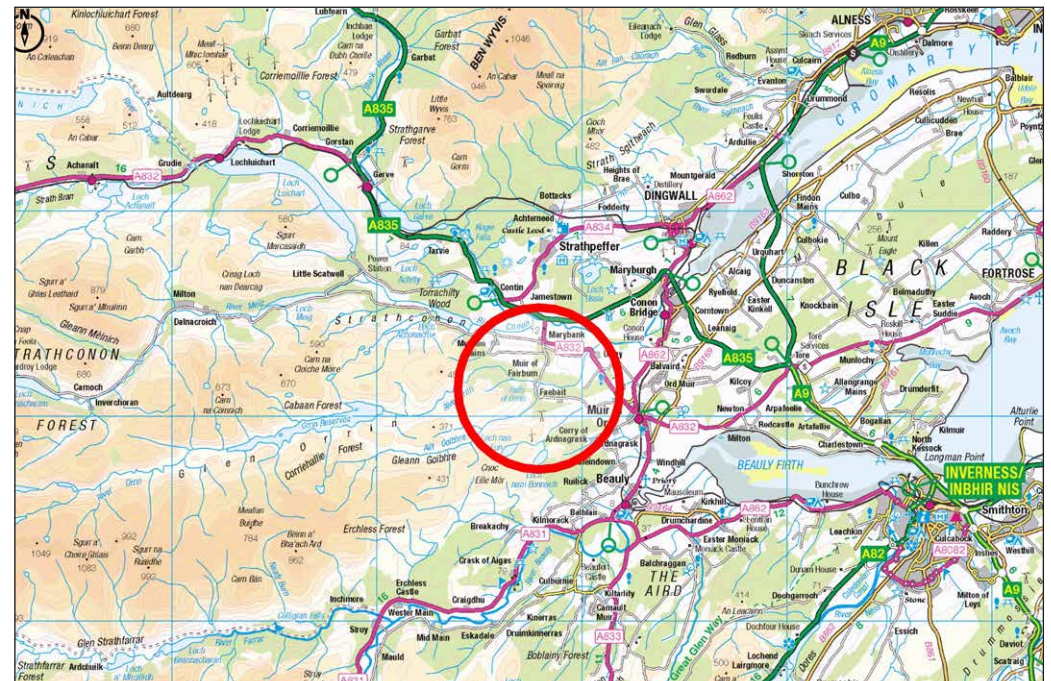
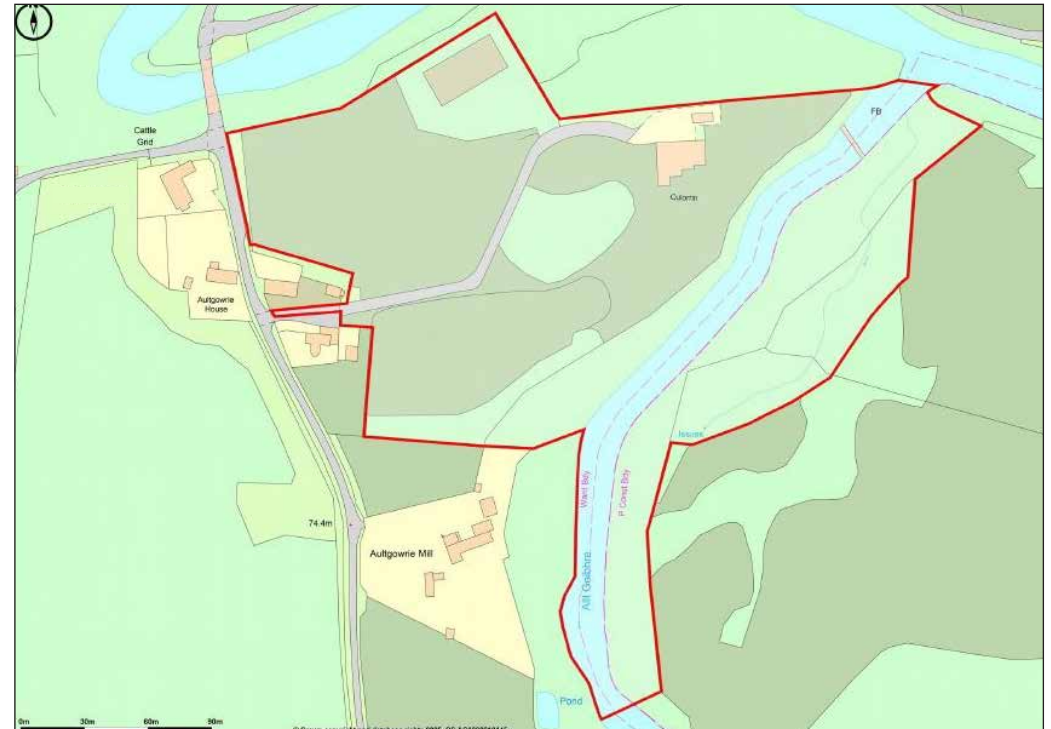
ANTI MONEY LAUNDERING (AML) REGULATIONS

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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