



# **KILMORACK HOUSE AND STEADING**

KILMORACK, BEAULY







# KILMORACK HOUSE AND STEADING, KILMORACK, BEAULY

A B listed former manse and contemporary steading conversion with views towards the River Beauly

Beauly 2 miles ■ Inverness 12 miles ■ Inverness Airport 21 miles

About 0.6 hectares (about 1.5 acres) in all

Offers Over £800,000

- Three Reception Rooms. Five Bedrooms.
- Fully renovated and retaining many original features.
- Secluded and established grounds with courtyard garden.
- Beautifully presented, two-bedroom steading cottage.
- Close to world class salmon rivers.
- Within easy reach of Inverness.
- Modern, three car garage.

## Galbraith

Inverness  
01463 224343  
inverness@galbraithgroup.com









## SITUATION

Kilmorack House and Steading are in the scattered hamlet of Kilmorack close to Beaulie in Inverness-shire. This B listed former manse and steading conversion are in a delightful location, set in beautiful, established grounds just a short walk from the River Beaulie and close to the Strathfarrar and Glen Affric National Nature Reserves.

The surrounding countryside is peaceful and unspoilt, its dramatic inland landscape providing a haven for many rare species of plants and wildlife as well as offering world class salmon fishing on the River Beaulie. The quiet countryside makes it an ideal area for cycling and hill walking, while the west coast, with its excellent sailing, is within easy reach and the National Nature Reserves of Glen Affric and Strathfarrar are just a short distance away.

Beaulie is a traditional and prosperous town and has a good range of independent shops, hotels, restaurants and a railway station. Primary schooling is available at Teanassie School and secondary schooling is available in both Inverness and Drumnadrochit. Inverness has all the facilities of a modern city including its airport with regular flights to the south.

## DESCRIPTION

Kilmorack House and Steading are in an attractive rural setting close to Beaulie in Inverness-shire. The current owners purchased the property in 2018 and have fully renovated both the structure and interior of the house and upgraded the steading to create two outstanding properties. Work to the house includes replacing structural timbers, reconstruction of the kitchen flooring and solum, rewiring, re-plumbing, reconfiguration of some of the rooms, new bathrooms, upgrading the third floor, and re-harling and painting the exterior. Wherever possible, traditional features have been restored or replicated and are complemented by modern building techniques and finishes. The interior is beautifully presented with high quality decoration and furnishings in keeping with the age and style of the house.

The steading has been finished to a similarly high standard and work here includes a new staircase, and the creation of a first floor bedroom and bathroom.

## ACCOMMODATION

The House

Ground Floor - Entrance Vestibule. Entrance Hall. Inner Hall. Drawing Room. Dining Room. Sitting Room. Dining Kitchen. Utility Room. WC. Back Hall.

First Floor - Four Bedrooms. Two Bathrooms.

Second Floor - Bedroom. Bathroom

The Steading

Ground Floor - Sitting Room. Dining Kitchen. Bedroom. Bathroom. Utility Room.

First Floor - Bedroom. Bathroom.

## GARDEN

The house is approached from the public road via a tree-lined, in-and-out driveway leading to a parking area in front of the house.

The established grounds extend to approximately 1.5 acres. The gardens are well-maintained and provide a delightful setting for the house with wide lawns edged with spring flowering bulbs and mature mixed woodland, while adjacent to the steading is a charming courtyard garden.











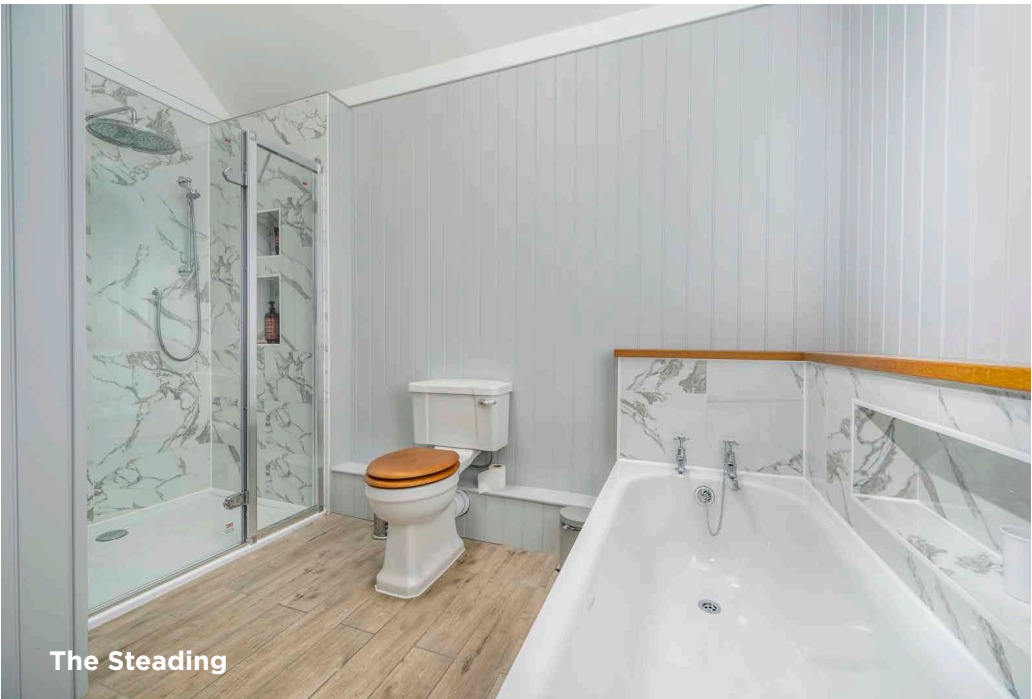
The Steading



The Steading



The Steading



The Steading



**OUTBUILDINGS**

Garage  
9 ms x 5. 8ms  
A three car garage with power and light.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE**

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil fired (underfloor heating in the kitchen and utility room)	Kilmorack House – G Steading - E	Superfast* (BT)	Available*	Kilmorack House – F Steading - C	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>

There are separate oil tanks for the house and steading and a separate electricity supply for the house, steading and garage.

**DIRECTIONS**

Exact grid location – What3Words - ///windows.roving.covertly

**MOVEABLES**

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

**SSEN**

SSEN are upgrading the pylon line from Spittal in the north of Scotland to Beaulay and then to Peterhead. Further information on this is available from <https://www.ssen-transmission.co.uk/projects/project-map/beaulay-blackhillock-new-deer-peterhead-400kv/> The new route won't be visible from or impact on the amenity of Kilmorack House and Steading.

**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**

IV4 7AL

**SOLICITORS**

Thorntons  
Kintail House  
Beechwood Park  
Inverness





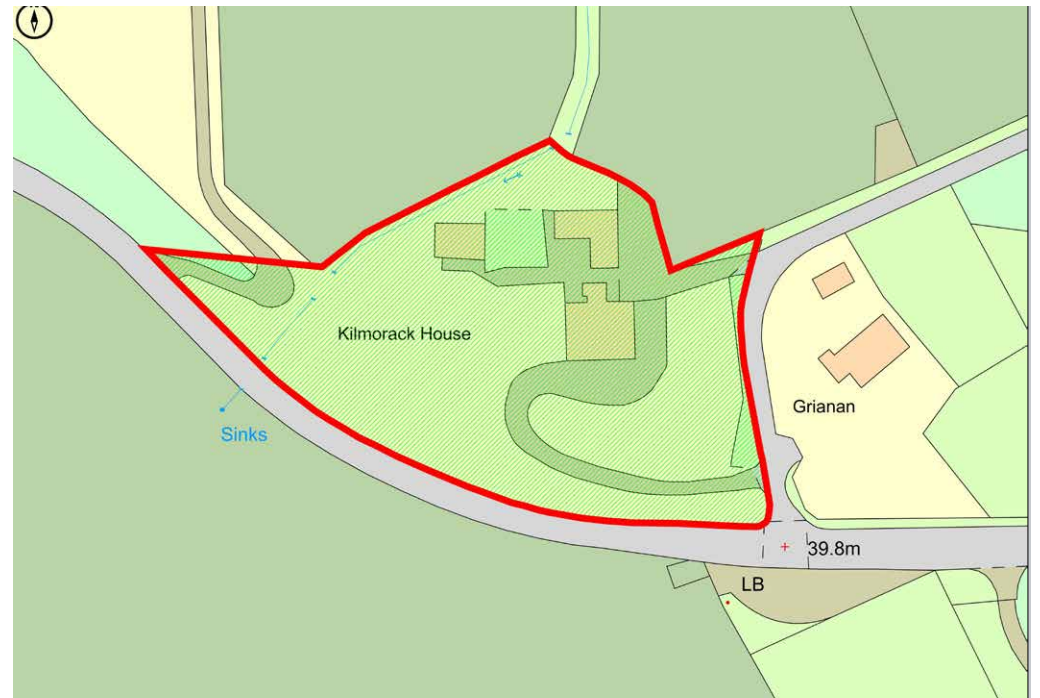
## ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

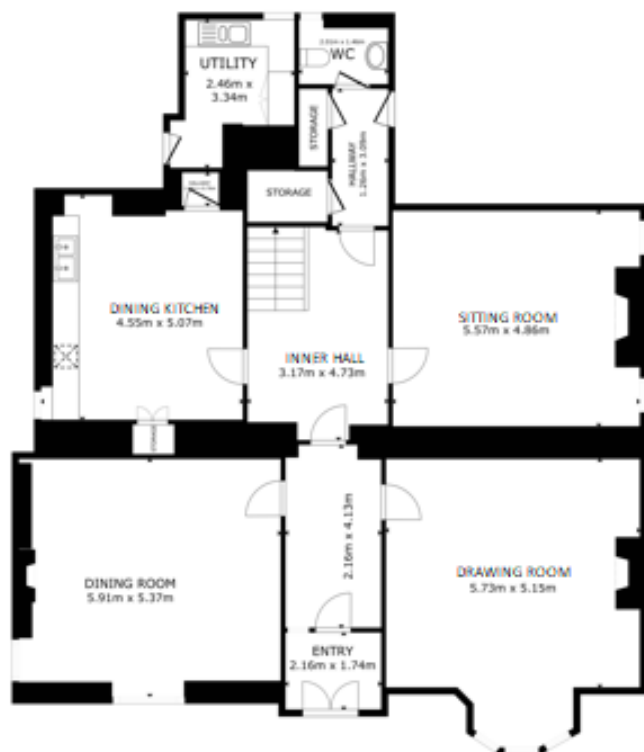
## IMPORTANT NOTES

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 April 2025





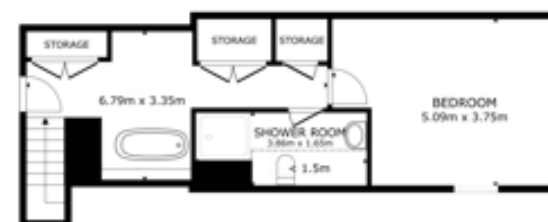
# KILMORACK HOUSE, BEAULY IV4 7AL



GROUND FLOOR



FIRST FLOOR



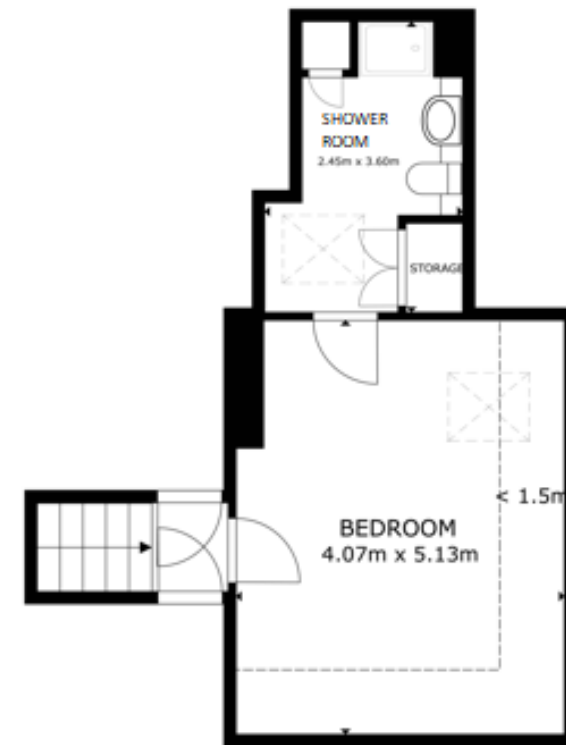
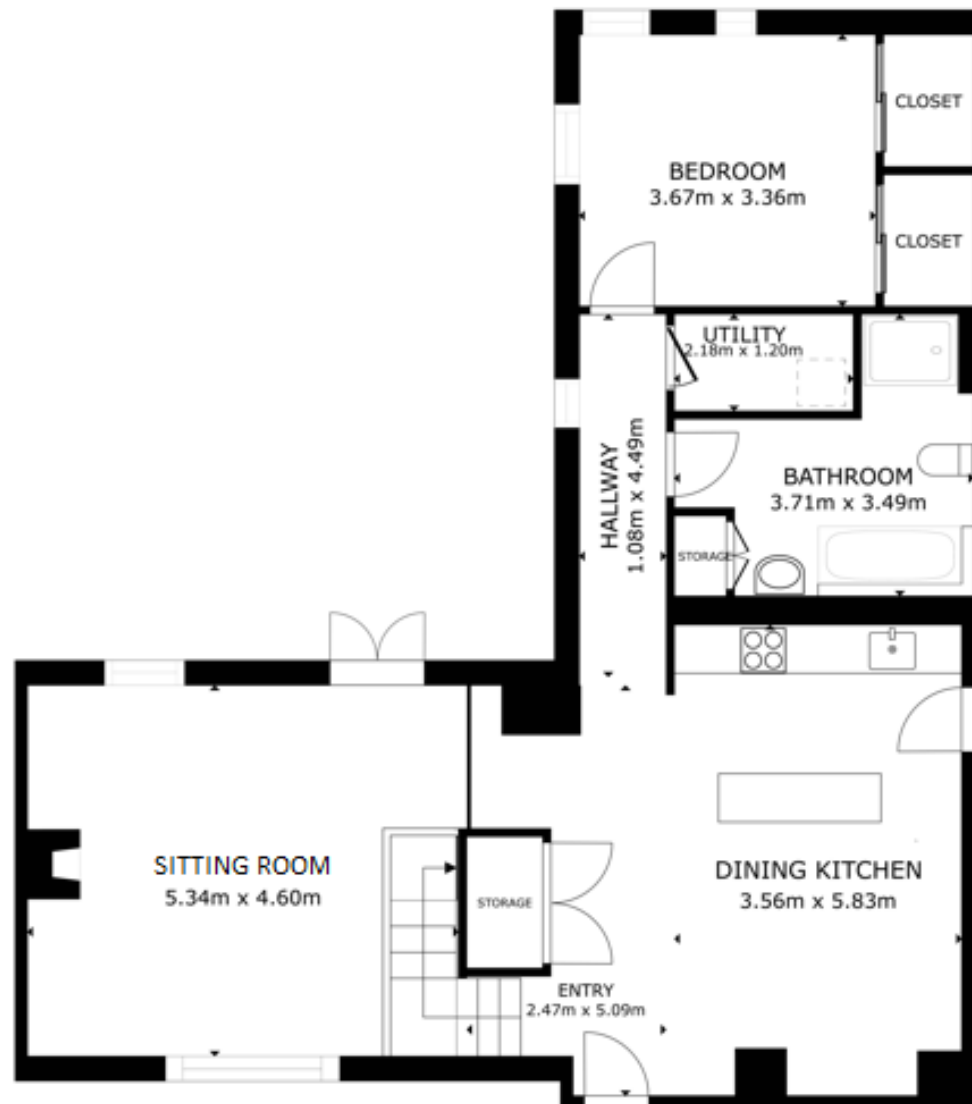
SECOND FLOOR

FLOOR 1 173.7 m<sup>2</sup> FLOOR 2 159.6 m<sup>2</sup> FLOOR 3 42.1 m<sup>2</sup>  
EXCLUDED AREAS : REDUCED HEADROOM 2.1 m<sup>2</sup>  
TOTAL : 375.4 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# KILMORACK STEADING , BEAULY IV4 7AL



GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA  
FLOOR 1 94.6 m<sup>2</sup> FLOOR 2 24.9 m<sup>2</sup>  
EXCLUDED AREAS : REDUCED HEADROOM 6.7 m<sup>2</sup>  
TOTAL : 119.4 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE