

Holme Farm House

Lentran | Inverness.



Galbraith



A charming, detached property in an accessible rural location.



Beauly 6 miles | Inverness 8 miles.

(All distances are approximate)

Two Reception Rooms. Three Bedrooms.

Established garden grounds with future development potential.

Range of useful outbuildings.

Views over neighbouring farmland.

Within easy reach of Inverness.

Offers Over £410,000

Galbraith

Clark Thomson House | Fairways Business Park | Inverness | IV2 6AA
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galbraithgroup.com

Situation

Holme Farm House is situated in the hamlet of Lentrán, close to Beauly in Inverness-shire. The surrounding countryside is peaceful and unspoilt, providing a haven for many rare species of plants and wildlife. World class salmon fishing is available on the River Beauly, and the quiet countryside makes it an ideal area for cycling and hill walking. 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. The village of Beauly is traditional and prosperous with a good range of independent shops, hotels and a railway station. Primary schooling is available at Kirkhill and secondary schooling in Inverness, both of which have a free bus service. Inverness, which is within easy commuting distance, has all the facilities of a modern city including its airport with regular flights to the south.

Description

Holme Farm House, which dates to the early 1900's, has been under the ownership of the same family for over 50 years. A handsome detached, stone-built house under a slate roof, which although requiring a degree of modernisation has with well-proportioned accommodation spread over two floors. Holme Farm House has been extended over the years with the accommodation now including three bedrooms and two reception rooms, namely a sitting room with wood burning stove and a triple aspect sunroom taking advantage of the views over the neighbouring Ben Wyvis.

Accommodation

Ground Floor – Entrance Vestibule. Hallway. Sitting Room. Sunroom. Bedroom. Rear Hall. Shower Room. Kitchen. Utility Room. Rear Vestibule. WC.

First Floor – Landing. Bedroom. Shower Room. Bedroom with Dressing Room off.

Garden Grounds

An access track leads to a gravel and slabbed parking area to the front of the house where there is also an area laid to grass with flowerbed borders, bounded by walling. An area of garden to the side of the property incorporates areas of lawn, a block paved seating area and has several colourful flowerbeds stocked with shrubs, plants and spring flowering bulbs. A further parking area which is slabbed lies to the rear of the property and has a carport. To the northwest of the house lies an area of land once used as a productive vegetable garden, which still has soft fruit bushes and fruit trees, and which is fully enclosed by wire fencing. There is an electricity pylon within this area of land, however it is believed that the pylon may be removed before 2030. Once removed this area of land could hold potential to be developed subject to gaining the relevant permissions.

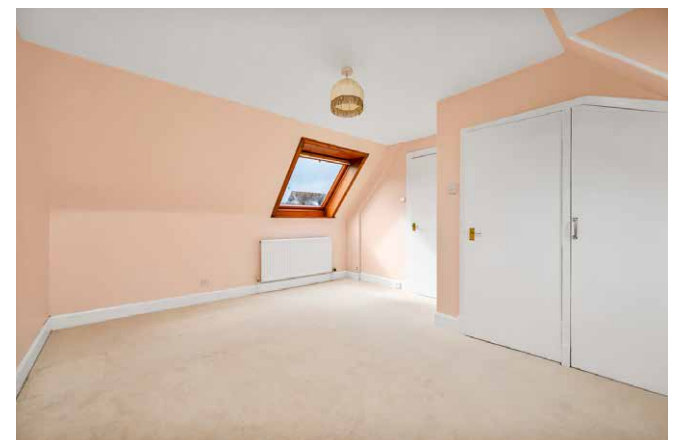
Outbuildings

Garage 1

5.5m x 3.6m

Link detached with garage 2. A single garage with up and over door, power and lighting.





Garage 2

8.7m x 4.4m (at widest points)

Link detached with garage 1. With up and over door, power and lighting, housing the oil tank and incorporating a tool shed to the rear.

Attached Store

6.4m x 5.1m

Former block-built garage attached to the house, with up and over door. Subdivided and housing the oil-fired boiler and a fully operational enclosed solid timber heating system.

Open Faced Store

10.5m x 8.4m

Timber built with corrugated metal roofing.

A greenhouse is sited within the garden and a further greenhouse and a polytunnel are sited on the former vegetable garden.

Tenure

Freehold

Local Authority

Highland Council

Council Tax

Band E

EPC

Band E

Services

Mains water | Private drainage | Oil Fired Heating | Broadband and Mobile coverage available*

*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>

Access/Wayleaves

The property is accessed via the public road to a rough track over which Holme Farm House has the right of access. There is no formal maintenance agreement in place for the track.

Directions

 stumpy.flexibly.brochure

 Post code IV3 8RN

Fixtures and Fittings

All carpets, fitted floorcoverings and curtains 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.



HOLME FARM HOUSE, LENTRAN, INVERNESS IV3 8RN



GROSS INTERNAL AREA
FLOOR 1 108.3 m² FLOOR 2 63.2 m²
TOTAL : 171.5 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Solicitors

South Forrest Solicitors
8 Ardross Terrace
Inverness
Highland
IV3 5NW

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

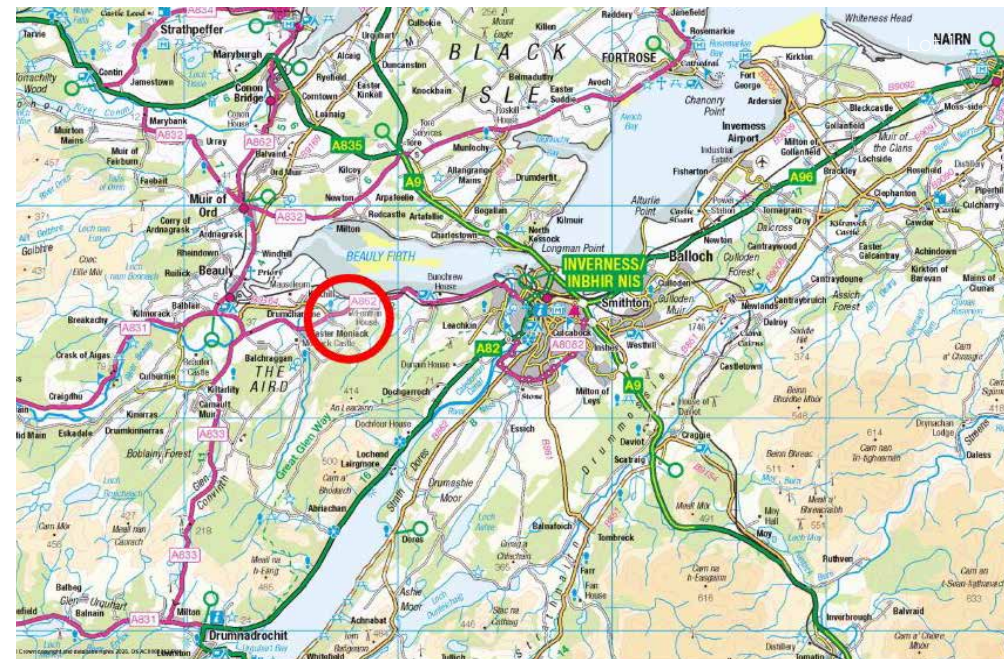
Failure to provide required identification may result in an offer not being considered.

Health & Safety

Appropriate caution should be exercised at all times during inspection.

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 2026.





Galbraith