

Linton House

Newton of Ferintosh | Conon Bridge

Galbraith





A substantial detached bungalow on the popular Black Isle.



Inverness 9 miles | Dingwall 4 miles
(All distances are approximate)

Two/Three Reception Rooms. Five Bedrooms.
Well-appointed, spacious accommodation.
Generous garden with security gates.
Integral double garage.
Far reaching views to Ben Wyvis.
Within commuting distance of Inverness.

About 0.7 hectares (1.8 acres) in all.

Offers Over £675,000

Galbraith

Clark Thomson House | Fairways Business Park | Inverness | IV2 6AA
T: 01463 224 343 | E: inverness@galbraithgroup.com

galbraithgroup.com

Situation

Linton House is situated at Newton of Ferintosh on the popular the Black Isle, close to the village of Conon Bridge, with easy access to the A835 and the A9. The setting boasts stunning, far-reaching views over the surrounding farmland to Ben Wyvis. The village of Conon Bridge, approximately 1.5 miles distant, has a Co-op, a primary school, a pharmacy, a takeaway restaurant and a railway station. The market town of Dingwall (approx. 4 miles) has a wider range of shops and amenities including an excellent secondary school and a Tesco Superstore. Inverness (approx. 9 miles) is a thriving modern city offering a wide range of amenities and excellent restaurants, shops and sporting facilities. It's airport (approx. 17 miles) has regular flights to the south and Europe. The surrounding countryside is unspoilt and varied from fertile, rolling farmland, beaches and harbours to woodland and dramatic mountain ranges. There is also an abundance of native wildlife which, together, all enhance the natural beauty of the area.

Description

Linton House is a substantial detached bungalow, sited at the top of a gently sloped plot, thoughtfully designed to take advantage of the setting. Large windows frame the far-reaching views over farmland towards Ben Wyvis while allowing the influx of natural light. Built in 1988 and later extended, the current owners purchased Linton House in 2018 and have since carried out a range of improvements including the modernisation of the décor, the installation of a contemporary kitchen and have reconfigured the layout to create an additional bedroom with an en-suite shower room. The heart of the home is the dual aspect open plan kitchen/dining/family room, with a wood burning stove and the cosy sitting room, that has an LPG living flame fire is a triple aspect, enjoying panoramic views over the garden and countryside beyond. The result is a beautifully appointed house with spacious and versatile accommodation which offers lateral living.



Accommodation

Ground Floor - Entrance Hall. Kitchen/Dining Room/Family Room. Playroom. Principal Bedroom Suite with Dressing Room and en-suite Bathroom. Dining Hall. Sitting Room. Bedroom with en-suite Shower Room. Hallway. Bedroom. Bathroom. Two further Bedrooms with en-suite Shower Rooms. Utility Room.

Garden Grounds

The garden grounds, which extend to approximately 1.8 acres, are mainly laid to lawn fringed with hedging and trees. Security gates give access to the tarmac driveway, leading to a generous parking and turning area to the front of the house where there is also a veranda covered paved seating area. A hot tub and resistance pool are surrounded by composite decking, and a further composite decking seating area lies to the rear of the property and is accessible directly from the house.

Outbuildings

Garage

7.1m x 6.6m

Integral double garage with power, lighting, water and two up and over electric doors.

Tenure

Freehold

Local Authority

Highland Council

Council Tax

Band G

EPC

D

Services

Mains Water | Sceptic Tank | Oil fired Heating | Broadband & Mobile 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>







Fixtures And Fittings

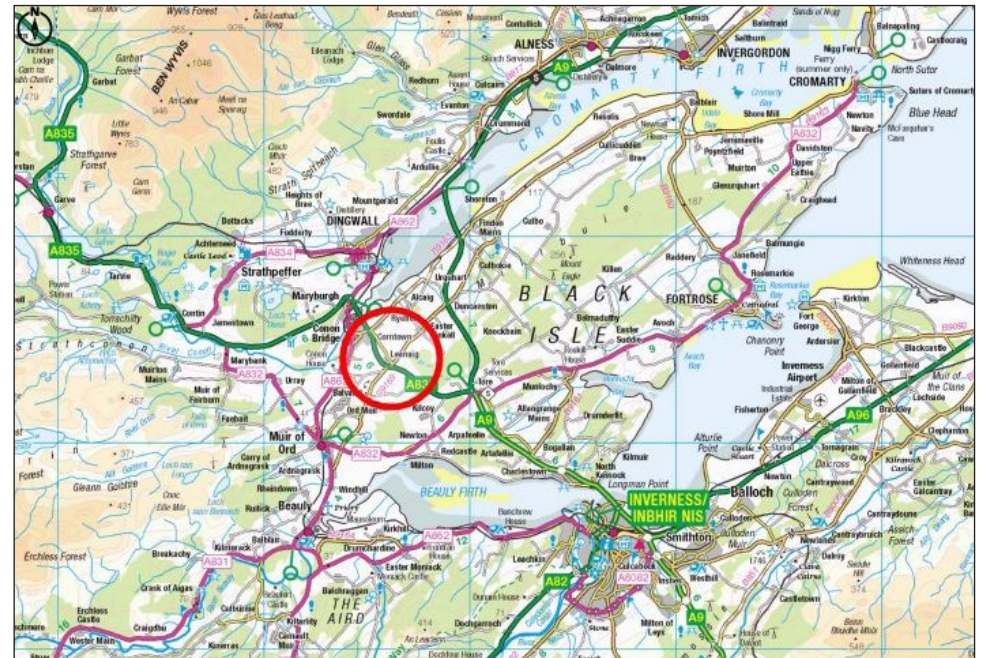
All carpets, fitted floor coverings, curtains and blinds are included in the sale. Further items may be available by separate negotiation.

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.

Solicitors

Morgans, 33 East Port, Dunfermline, Fife, KY12 7JE



Linton House, Newton of Ferintosh, Conon Bridge, IV7 8HG



GROSS INTERNAL AREA
FLOOR 1: 446.17 m²
TOTAL: 446.17 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 2026.



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