



Galbraith

SILVERDALE
FARR, INVERNESS



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A small, Highland amenity estate with impressive seven bedroom house, just minutes from Inverness.

Inverness 4 miles ■ Airport 11 miles.

About 48 hectares (120 acres) in all.

OPTION 1: Entire Estate - Offers over £1,150,000

- Elegant 7 bedroom house with 3 reception rooms and 6 bathrooms.
- 2 bedroom self-contained annexe - ideal for guests and multi-generational living.
- Quality finishes: teak flooring, porcelain tiling, stone fireplaces, Welsh slate roof and glass chandeliers.
- Extensive private woodland, wildlife and recreational opportunities.
- Biomass heating and private mineral-quality water supply.

OPTION 2: House and about 40 acres - Offers over £950,000

- Main residence with approximately 40 acres of woodland for privacy without full estate maintenance.
- Remaining approximately 80 acres available separately for forestry, recreation or investment.

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Silverdale lies close to the village of Inverarnie in Strathnairn lying just to the south of Inverness. The property is in a unique setting with a sense of remoteness and total seclusion and yet is just minutes from the city centre.

Inverness has all the facilities of a modern city including its main line railway station, airport with regular flights to the south and Europe, and excellent digital communications. The mix of old and new has allowed the city to retain much of its historic dignity and strong Highland culture which blend well with modern theatre and the arts. Immediately outwith the city lies the beautiful and unspoilt Highland countryside with its rivers and lochs, varied coastline and dramatic hills and mountains, along with a number of quality golf courses, all providing many opportunities for rural sport and recreation.

DESCRIPTION

Silverdale was constructed about 15 years ago and designed and with careful attention to detail to create a house that combines the best of traditional style with modern comforts. The exterior is beautifully proportioned and has crow step gables, deep window openings and a Welsh slate roof, while the interior has gracious family accommodation and finishes of the highest standard including teak flooring, porcelain tiling, stone fireplaces and magnificent glass chandeliers. A two-bedroom annexe, which can be either self-contained or incorporated into the main house, has previously been a successful holiday let.

ACCOMMODATION

Ground Floor – Entrance Hall. Dining Hall. Drawing Room. Study. Dining Kitchen. Cloakroom. Annexe – Sitting Room with Dining Area. Two en suite Bedrooms. Kitchen.
First Floor – Master Bedroom with en suite Bathroom and Dressing Room. Two en suite Bedrooms. Two further Bedrooms. Family Bathroom.

GARDEN GROUNDS

The property is approached from the public road, double gates opening to a driveway which leads through the grounds and to a gravel parking area in front of the house.

The grounds extend to approximately 120 acres. Lawned gardens lie around the house with a classical, raised terrace running along the length of the rear of the house. The policies comprise well managed, mature amenity woodland with a network of good tracks and dotted with lochans, encapsulating in miniature the essence of the Highland landscape.

The woodland, which is predominantly coniferous, was planted in 1979 and is fully deer fenced. As well as a natural habitat for native wildlife such as roe deer and pine marten, the grounds provide opportunity for a range of activities including stalking, wildfowling, trout fishing, a shooting range and quad bike riding.

OUTBUILDINGS

Agricultural Building

18.38m x 13.80m

Housing the biomass boiler.

Garage/Workshop

5.58m x 4.17m

Integral to the agricultural building and with a WC, electric power and lighting.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Bore Hole	Private	Biomass boiler	H	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>

BIOMASS BOILER

The Farm 2000 Biomass boiler provides the central heating and hot water. An efficient system that has been designed to take large lengths of wood, minimising manual labour. The system is self-sufficient in timber which is supplied as part of the management of the woodland at Silverdale.

BORE HOLE

A bore hole provides the private water supply which has been certified as mineral water standard.

OPTIONS 1 AND 2

Silverdale is available to purchase as a whole or the sellers may consider offers for the house and approximately 40 acres only, the boundary to be agreed with the purchaser. Option 2 includes the outbuildings and ownership of the drive.

DIRECTIONS

From the A8082 ring road in Inverness, take the B861 to Inverarnie. Follow this road for approximately three miles and the turning to Silverdale is on the right hand side.

Exact grid location - What3Words - \\\custodial.faded.rinse

MOVEABLES

All fitted carpets, curtains and light fittings 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

IV2 6XG

SOLICITORS

Innes & Mackay, Inverness Office
Kintail House
Beechwood Business Park
Inverness
IV2 3BW

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

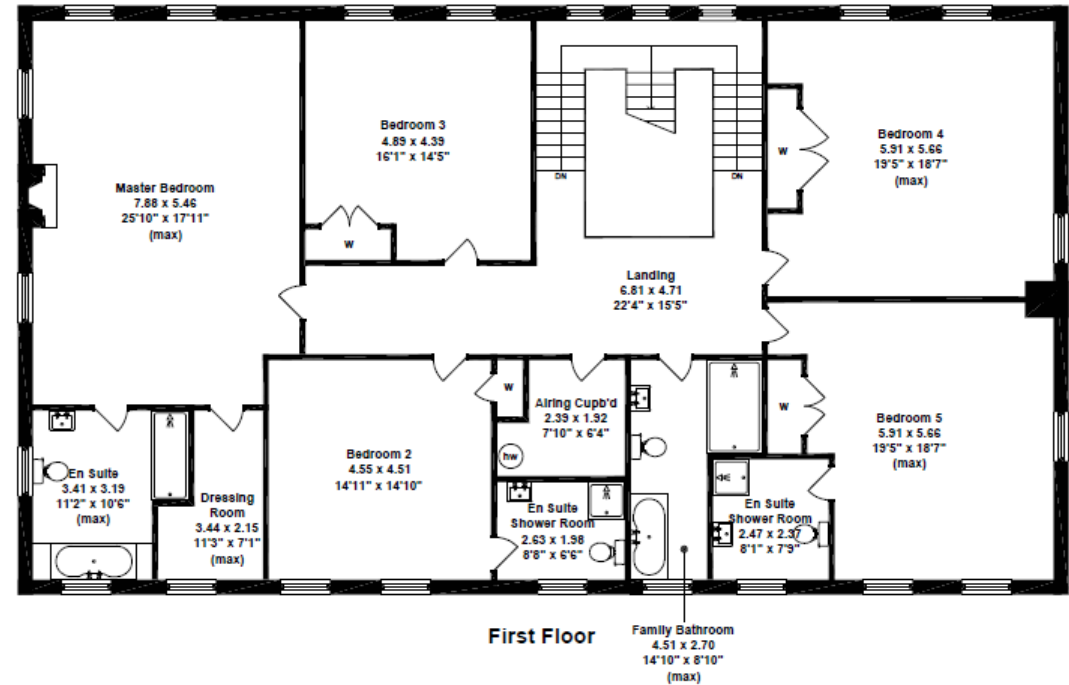
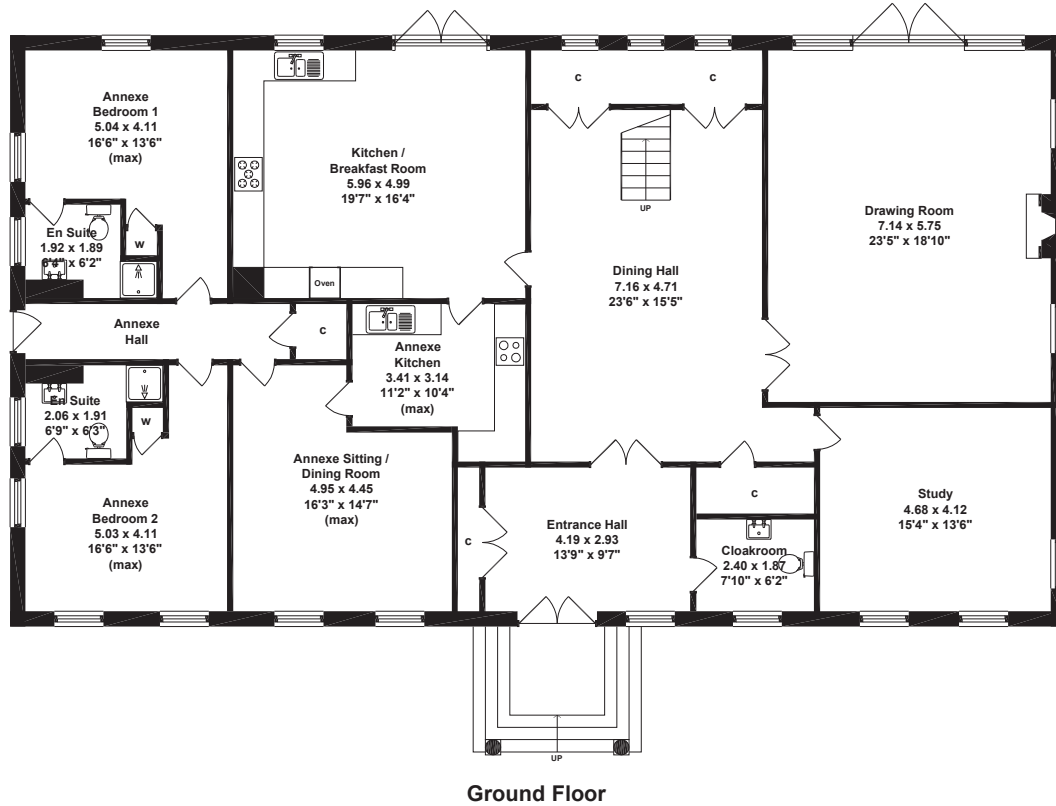
Failure to provide required identification may result in an offer not being considered.







FOR IDENTIFICATION ONLY - NOT TO SCALE
Approximate Gross Internal Area: 480m² (5,166sqft)
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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.





Galbraith



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