

Galbraith

CASTLE LODGE

LOWER BALCONIE, EVANTON, EASTER ROSS





CASTLE LODGE, LOWER BALCONIE, EVANTON, EASTER ROSS

Two modern houses within the policies of the former Balconie Castle.

Dingwall 6 miles. ■ Inverness 16 miles.

- Main House – One Reception Room. Four Bedrooms.
- The Cottage – Two Reception Rooms. Two Bedrooms.
- Two beautifully presented and versatile houses.
- Separate, purpose-built gym with garaging.
- Established grounds with formal gardens and mature broadleaf woodland.
- Poly tunnels and garden stores.
- Framed views to the Cromarty Firth.
- Direct access to extensive coastal walks.

About 1.5 hectares (3.8 acres) in all.

Offers over £850,000

Galbraith

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 OnTheMarket





SITUATION

Castle Lodge lies close to Evanton in Easter Ross. The property is in a beautiful setting, within the grounds of the former Balconie Castle and with paths leading both to the village and the shores of the Cromarty Firth. The surrounding parkland planting and remaining structures of the estate create a magnificent setting for Castle Lodge with mature broadleaf specimen trees, the old walled garden and part of the castellated wall that edges the access track.

Evanton has a good range of amenities including a small supermarket, primary school and popular farm shop and restaurant. The nearby towns of Dingwall and Alness both have further shops and facilities as well as secondary schools and train stations. Inverness is within easy reach and has all the facilities of a modern city including its new university and airport with regular flights to the south and summer flights to Europe.

The surrounding area is beautiful and unspoilt and provides an ideal base for the outdoor enthusiast, with a wide range of walks and mountain bike trails, challenging mountain climbs and fishing for salmon and trout on local rivers. The west coast, famous for its stunning coastline and sandy beaches, is under an hour's drive away, while the Cairngorms Ski Centre is also within easy reach.

DESCRIPTION

Castle Lodge comprises a main house, a separate cottage and a gym complex with adjacent garages, all set in approximately 3.8 acres of wooded grounds. The accommodation is well-presented and has the opportunity for use as holiday lets, while the potential exists for conversion of the gym to a home office or further garaging, subject to the necessary consents.

The Main House is set in the lower portion of the grounds, while The Cottage lies at the top of the drive. There is a rear entrance to the property and the gym and garaging have a separate vehicular entrance off the main access track.

ACCOMMODATION

Main House Ground Floor - Open plan Sitting Room and Dining Room. Master Bedroom with en suite Dressing Room/Office. En suite Bedroom. Shower Room. Boot Room/Laundry.
Main House First Floor - Two Bedrooms. Bathroom. Box Room.

The Cottage Ground Floor - Entrance Hall. Sitting Room. Dining Room/Garden Room. Dining Kitchen. Bathroom. Back Hall. Walk-in Store. Utility Room
The Cottage First Floor - Two Bedrooms. Shower Room.

GARDEN GROUNDS

The property is approached from the public road, a track over which the owners have a right of access leading to a gate opening to a driveway and then to a parking area.

The grounds extend to approximately 3.8 acres. Each house has a formal garden with decked sitting areas edged with colourful mixed beds. The generous lawns are fringed and interspersed with trees and shrubs and from here grassy paths lead into with the mature woodland with framed views across arable farmland to the Cromarty Firth and Black Isle. There is an enclosed orchard and beyond this lies a utility area and the rear access to the property.



OUTBUILDINGS

Within the grounds are three poly tunnels, a garden shed/potting shed, log stores and hen run.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Mains	Private	Oil fired in both houses (not in the gym)	Castle Lodge - F The Cottage - E	21Mbps	Castle Lodge - D The Cottage - D	Freehold

DIRECTIONS

From Inverness take the A9 north. Cross the Cromarty Bridge continue North, past the Foulis Storehouse then take the first exit following the signs to Evanton. As you drive through the village, pass the village shop on your left-hand side, then take the right-hand turning just after the church. Follow this road through the converted steading, over the railway and road bridges and onto the access track. Follow the track for approx. 500m and Castle Lodge is the second house on the left-hand side.

Exact grid location - What3Words - \\\ <https://w3w.co/hampers.translated.bleaker>

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

IV16 9XG

SOLICITORS

Munro & Noble, Inverness Office
26 Church Street
Inverness
Highland
IV1 1HX

2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information 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 sales 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, together with proof of funding and identification. 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. Photographs taken in August 2023.



The Cottage



The Cottage



The Cottage



The Cottage



The Cottage



The Cottage



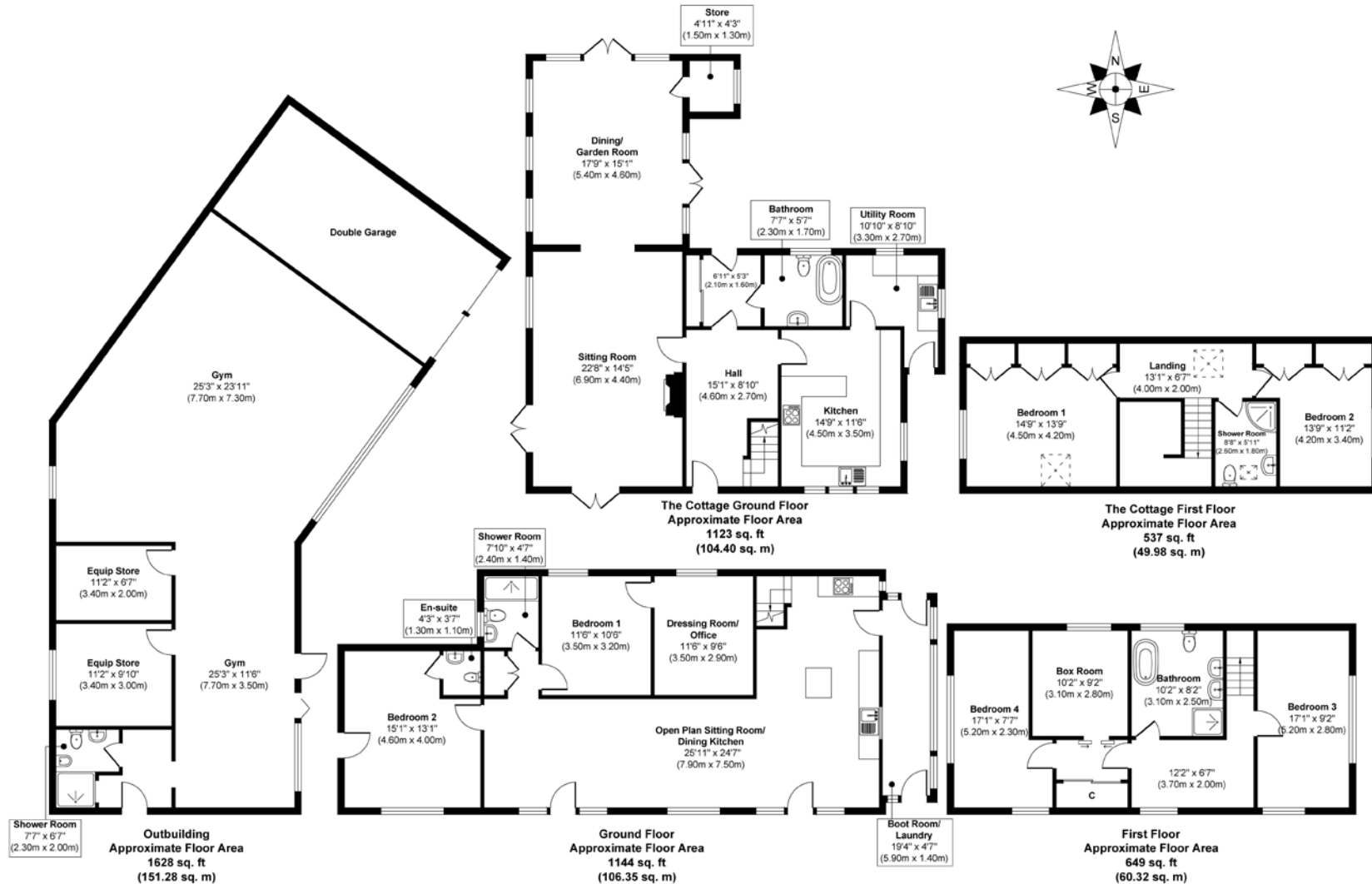
The Cottage



The Cottage



Castle Lodge, Lower Balconie, Evanton, Dingwall, IV16 9XG



Approx. Gross Internal Floor Area
Main House = 1793 sq. ft / 166.67 sq. m
Cottage = 1660 sq. ft / 154.38 sq. m
Outbuilding = 1628 sq. ft / 151.28 sq. m
Total = 5081 sq. ft / 472.33 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

The Gym



The Gym





Galbraith



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