



Clashmore House

Clashmore | Dornoch

Galbraith

A renovated country house in a charming village on the edge of Skibo Estate.



Dornoch 3 miles | Inverness 39 miles | Airport 47 miles

(All distances are approximate)

About 0.4 hectares (1 acre) in all.

Four Reception Rooms. Seven Bedrooms.

Stunning one bedroom annexe, currently a successful holiday let.

Retaining many original features.

Established grounds with summerhouse.

A range of traditional outbuildings.

Two B&B bedrooms with high demand.

Delightful walks direct from the house.

Offers over £775,000

Galbraith

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



Situation

Clashmore House is in the charming hamlet of Clashmore in Dornoch, Sutherland. The property is in a delightful setting, surrounded by its own mature grounds and protected by its proximity to Skibo Castle Estate with its carefully managed parkland.

Dornoch is a popular town with an active community, prosperous centre and high tourist numbers. The town is famous for its cathedral, championship golf course, and award-winning beach, but also provides excellent amenities with a number of independent shops, acclaimed restaurants and highly regarded schooling up to secondary level. Nearby Tain and Alness have major supermarkets, while Inverness has all the facilities of a modern city including its airport with regular flights to the south and Europe.

Sutherland, which stretches from the east to the west coast of Scotland, is a varied and beautiful county. Inland and to the west are the hills, moors and dramatic mountains offering the very best in fishing, shooting, stalking and hill walking; while the east coast offers links golf courses and long sandy beaches, and the west coast a stunning coastline dotted with islands and providing sheltered sailing. In addition, this unspoilt countryside provides a safe habitat for many rare species of wildlife and plants.

Description

Main House

Formerly The Clashmore Inn owned by Sutherland Estates, the property was acquired by Skibo Estate at the turn of the 19th century and at this stage extended and improved for use as the factor's house. The current owners purchased the property in 2023 and since then have improved and upgraded the house and converted the former estate office into a luxury one bedroom annexe.

An exceptional property of some presence, the house has well laid out accommodation which is both very comfortable and of a manageable size. The current owners have sensitively modernised the interior to create a beautiful country house retaining many original features including the impressive staircase, paneling, tiling and intricate corning.

Two of the bedrooms are let for B&B, achieving high occupancy levels and managed through the owners' website. www.highlandaccommodation.co.uk. Short Term Let Licence - HI-01123-F.





Accommodation

Ground Floor – Entrance Porch. Reception Hall. Drawing Room. Dining Room. Billiard Room. Conservatory. Study Dining Kitchen. Pantry. Utility Room. Boot Room. WC.

First Floor – Seven Bedrooms. Three Bathrooms and WC.

Annexe

The annexe, the former estate office, has been fully renovated by the current owners and now has beautifully equipped and presented one bedroom accommodation. An internal door (currently unused) to the main house would allow the annexe to be incorporated into the principal accommodation.

The annexe has been a successful holiday let since 2025 achieving high occupancy levels since its launch. Lets are managed through the owners' website, www.highlandaccommodation.co.uk and Booking.com. Short term let licence No HI-01097-F.



Garden Grounds

The property is approached from the public road, a gateway opening to a gravel driveway and a parking area in front of the house.

The grounds extend to approximately 1 acre and comprise mature gardens by mature mixed woodland giving privacy and shelter. To the front of the house is a main lawn, edged by shrub beds underplanted with colourful perennials and spring-flowering bulbs. To the rear is a former croquet lawn with summerhouse and a partly enclosed, former kitchen garden with greenhouse and retaining the structure of box-lined paths.

Outbuildings

Within the grounds is a range of traditional outbuildings comprising garden and machinery stores, and a log shed.

General Remarks and Information

Tenure	Local Authority	Council Tax	EPC
Freehold	Highland Council	Band G	Band F

Services

Mains water | Private drainage | LPG heating
Broadband and Mobile Signal 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>

Directions

Exact grid location - What3Words - ///repelled.period.behalf

Fixtures and Fittings

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





Annexe



Annexe



Annexe



Annexe



CLASHMORE HOUSE, DORNOCH IV25 3RG



GROSS INTERNAL AREA
 FLOOR 1: 280 m², FLOOR 2: 290 m²
 EXCLUDED AREAS: ENCLOSE PATIO: 16 m²
 TOTAL: 570 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 March 2026.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 March 2026.

AMC PLC FINANCE: Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent, or contact in confidence Alistair Christie on 07500794201 / email alistair.christie@galbraithgroup.com

Notes

There is PIP for one dwelling on the land to the north of Clashmore House but as there are no rights of access over Clashmore House to the land the PIP cannot be implemented.

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.



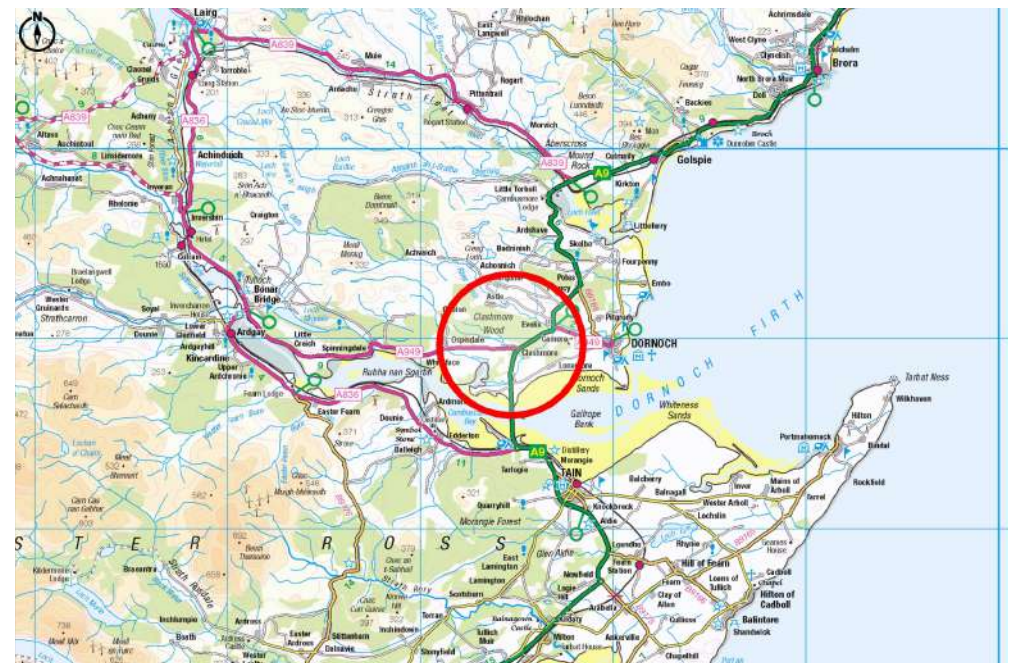
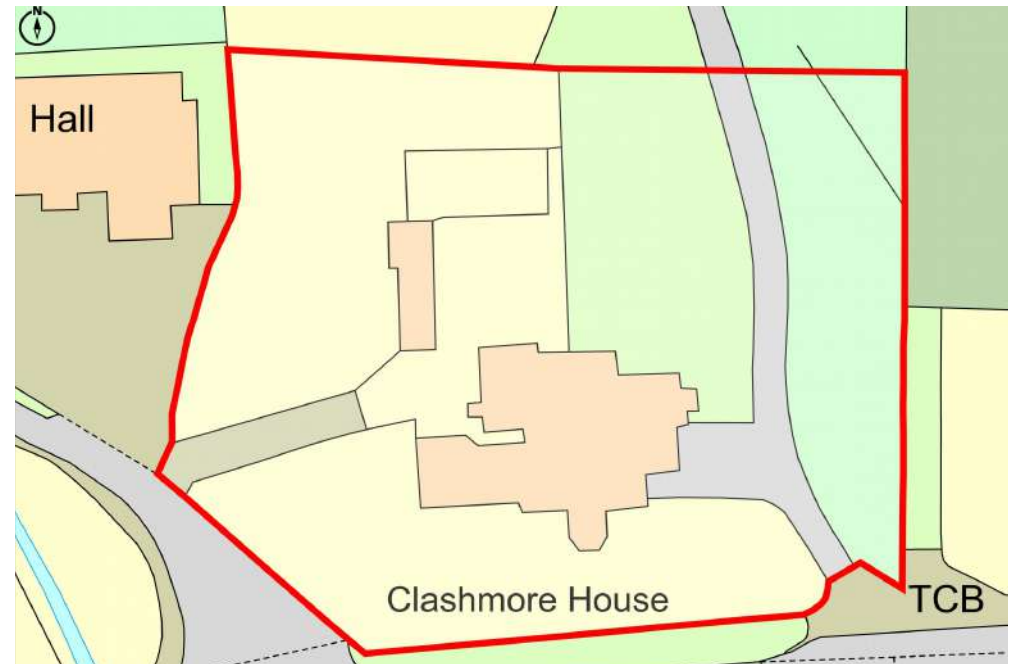
Post Code: IV25 3RG

Solicitors

MacPhee & Partners
Airds House
An Aird
Fort William
PH33 6BL

Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.





Galbraith