

Galbraith

LENTRANHILL HOUSE
LENTRAN, INVERNESS





LENTRANHILL HOUSE, LENTRAN, INVERNESS

A delightful former mill house in a totally secluded setting

Beauly 6 miles. ■ Inverness 7 miles.

- Two Reception Rooms. Four Bedrooms.
- In need of modernisation but retaining many original features.
- Mature mixed woodland and grazing land.
- Delightful garden and specimen plants.
- Garage, car port, workshop and greenhouse.
- Beautiful framed views to the Beauly Firth.
- Within easy reach of Inverness.

About 4.4 hectares (10.9 acres) in all.

Offers Over £485,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 **OnTheMarket**





SITUATION

Lentranhill House is in the scattered hamlet of Lentran close to Beaulie in Inverness-shire. The property is in a beautiful setting, totally secluded and with framed views over its own wooded grounds to the Beaulie Firth.

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 Beaulie 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.

Beaulie is a traditional and prosperous village 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 has all the facilities of a modern city including its airport with regular flights to the south.

DESCRIPTION

Lentranhill House is an extended former mill house and although now in need of some modernisation, the property is extremely attractive with the traditional and characterful section of the house with its timber lined walls and fireplaces, and the more modern extension which takes advantage of the stunning views over mature woodland to the Beaulie Firth and Ben Wyvis. The house has been well maintained and recent improvements include new double glazing, a new bathroom, a new boiler and radiators and partial re-wiring.

ACCOMMODATION

Ground Floor - Entrance Hall. Sitting Room with Loft Room. Family Room. Study. Dining Kitchen. Utility Room. Bathroom. Walk-in Cupboard.

First Floor - Landing with Sitting Area. Four Bedrooms. Bathroom

GARDEN GROUNDS

The property is approached from the single track public road, a driveway leading to a parking area in front of the house.

The grounds extend to approximately 10.9 acres and comprise established gardens, mixed woodland and grazing land. The colourful garden is somewhat overgrown, but retains its original structure with beautiful specimen plants and shrubs, clipped hedging, the former mill pond, and mown paths that extend into the surrounding woodland.

OUTBUILDINGS

Garage
5.2 m x 4 m
With double doors, concrete floor, power and light.

Workshop
4.8 m x 4.6 m
With concrete floor, power and light.

Within the grounds are a greenhouse, car port and woodshed.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Mains	Private	Oil fired boiler and wood burning stove.	Band F	Available	Band F	Freehold



DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/awakening.marriage.initial>

MOVEABLES

All fitted carpets, blinds, light fittings are included in the sale.

IMPORTANT NOTES

There is the grave of a former owner on the northern edge of the property. There is an agreement that the family of whom can visit on an annual basis at a time pre-arranged with the owner.

Japanese Knotweed has been found in the grounds and there is an ongoing eradication programme in place. The eradication programme has been paid in full and a 10 year guarantee certificate issued.

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

IV3 8RN

SOLICITORS

Leddingham Chalmers Solicitors
York House
20 Church Street
Inverness
IV1 1ED.

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.

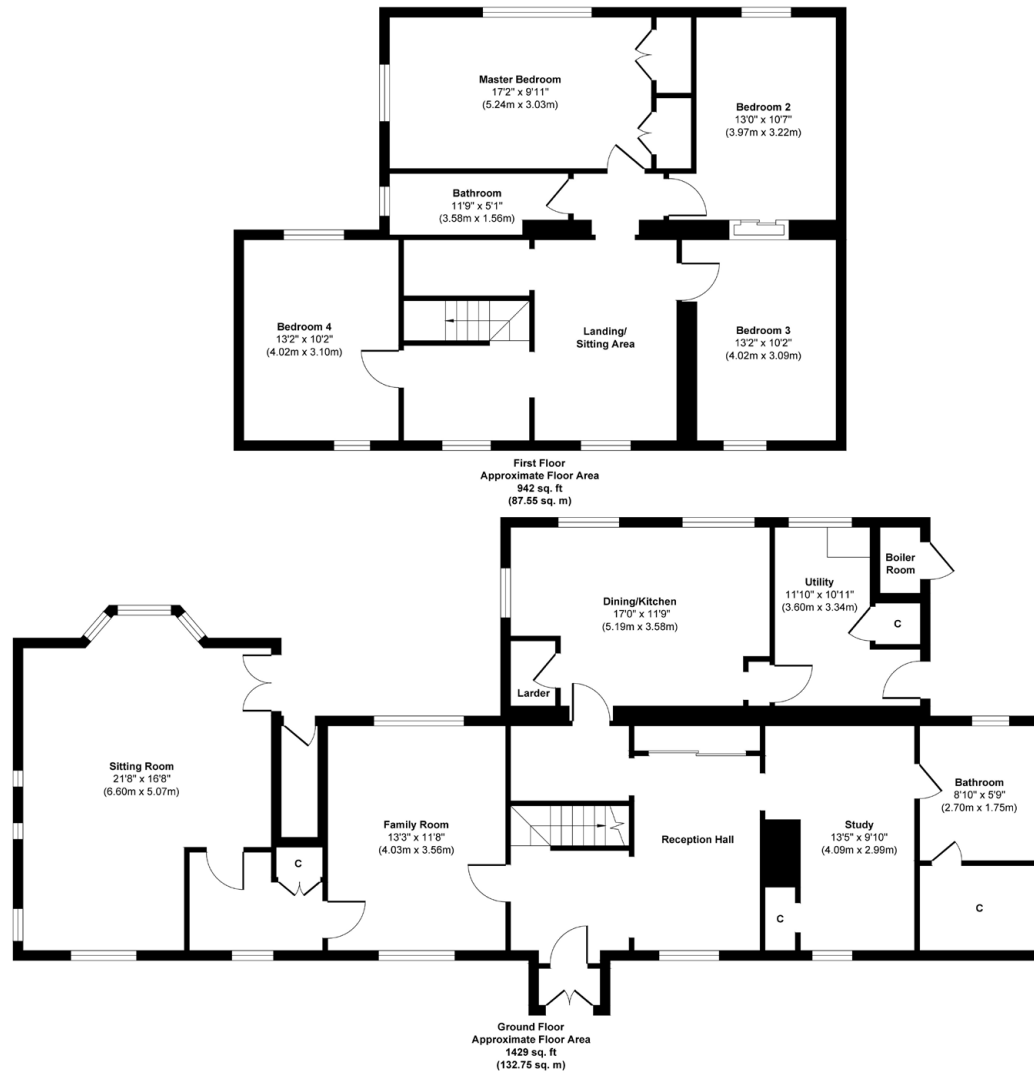
Failure to provide this information may result in an offer not being considered.

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 September 2023.



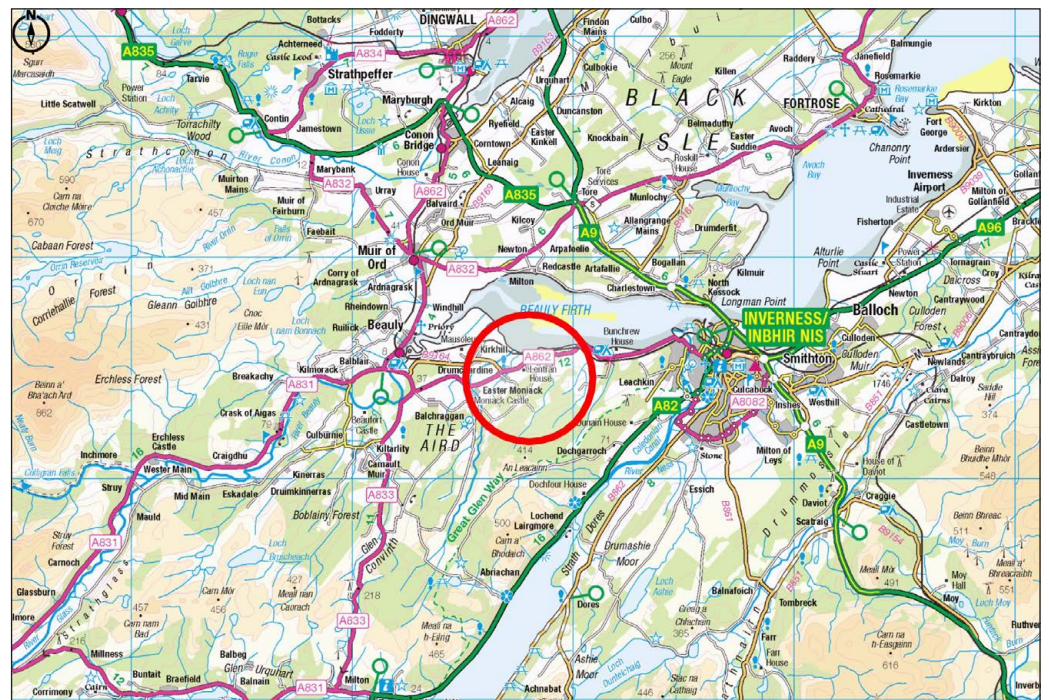
Lentranhill House, Lentran, Inverness, IV3 8RN



Approx. Gross Internal Floor Area 2371 sq. ft / 220.03 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





Galbraith



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