

Galbraith



BELLEVUE HOUSE
CHURCH STREET, CROMARTY



BELLEVUE HOUSE, CHURCH STREET, CROMARTY

A handsome terraced, B listed village house of historical note.

Inverness 23 miles. ■ Airport 30 miles.

- Two Reception Rooms. Five Bedrooms.
- In need of modernisation, but retaining many original features.
- Wood pellet boiler.
- Generous established grounds.
- Spectacular views to the Cromarty Firth and Sutors.
- In a charming coastal conservation village.

Offers Over £465,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Bellevue House is a handsome, B listed, four storey Georgian property in Cromarty on the Black Isle, a peninsula which lies just to the north of Inverness between the Moray and Cromarty Firths.

Cromarty is an 18th Century former fishing village and is a charming mix of meandering lanes, fishermen's cottage and substantial merchants' houses. There is a good range of independent shops, a small supermarket with post office, and primary school, as well as a community cinema, cafes, restaurants and the harbour with its ferry to the north side of the firth. Secondary schooling is available at the highly-regarded Fortrose Academy and Inverness, about 40 minutes' drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

The Black Isle has fertile rolling countryside with a beautiful coastline of raised beaches and prominent headlands. The area has a number of way-marked cycle trails and walks, while the coastal villages offer sheltered harbours and nearby Fortrose has a links golf course.

DESCRIPTION

One of the most significant houses in Cromarty, Bellevue House lies in the historic village centre and from its upper floors has beautiful views to the Cromarty Firth and Sutor. Cromarty flourished from the 1790s as a result of improved agriculture, the development of the harbour and increased social status. Most of the town's listed buildings date from this period and Bellevue, dating from 1795, was one of the first of the substantial new houses to be built. The east and west wings were turned into separate dwellings in the 1980s, and today Bellevue House comprises solely the handsome central portion. Other than the disposal of the wings, the house retains much of its original layout and features with beautifully proportioned rooms, intricate cornicing and a gracious staircase.



Although now in need of modernisation, the house has been well-maintained with recent work including the installation of a self-feeding wood pellet boiler, refurbishment of the roof, the installation of a wood burning stove and timber treatments with guarantee.

ACCOMMODATION

Ground floor - Entrance Hall. Sitting Room. Kitchen. Back Hall.

First floor - Family Room. En suite Bedroom.

Second floor - Four Bedrooms. Bathroom.

Basement - Hall. Boiler Room/Store Room. WC.

GARDEN GROUNDS

The grounds at Bellevue House are sheltered and established. To the front of the house the garden is symmetrical in its layout with a flagstone path leading to the magnificent stone steps to the front door.

The main garden lies mainly to the rear and is laid to grass with mature broadleaf woodland on the upper level, which, although somewhat overgrown, retains beneath some of the features of the original gardens including the vegetable garden and tennis court. Within the grounds are decked and flagstone sitting areas, two garden sheds and a greenhouse.

There is on-street parking at the front of the house and vehicular access (which is currently unused) via a rear drive.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Wood Pellet Boiler	F	*Fibre broadband	*Available	F	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>

DIRECTIONS

Exact grid location - What3Words - \\\ <https://w3w.co/salad.operation.nudge>

MOVEABLES

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

NOTES

There are access rights for the west wing over the area hatched yellow, and the passageway immediately in front of the east wing is jointly owned. A right of access to West Wing to the garden ground at the front of the property for maintenance.

A winter storm caused water ingress in the basement. No damage occurred, but the sellers have had the area inspected and preventative measures are being taken.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Reay House, 17 Old Edinburgh Road, Inverness IV2 3HF. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV11 8XA

SOLICITORS

Innes and MacKay
Kintail House
Beechwood Business Park
Inverness
IV2 3BW

2017 ANTI MONEY LAUNDERING REGULATIONS

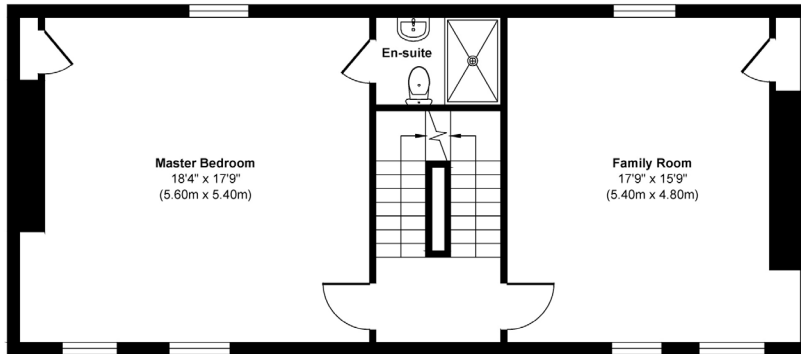
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- 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.

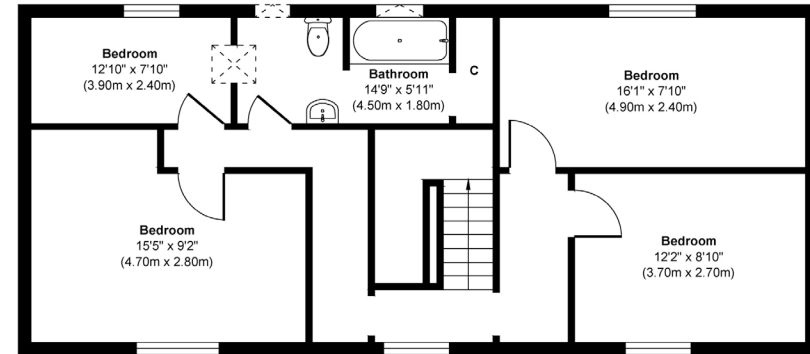
Failure to provide this information may result in an offer not being considered.



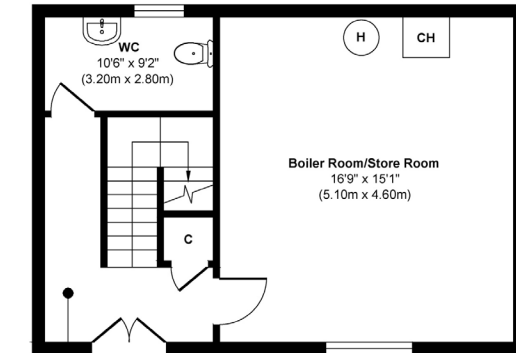
Bellevue House, Church Street, Cromarty, IV11 8XA



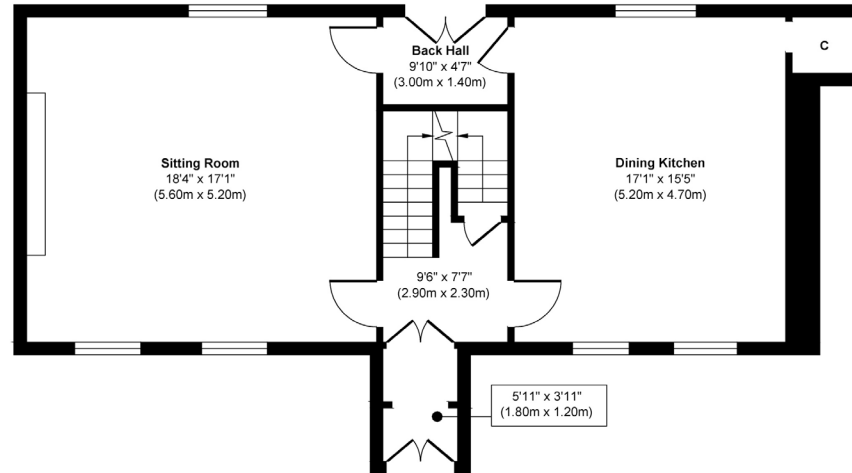
First Floor
Approximate Floor Area
699 sq. ft
(65.00 sq. m)



Second Floor
Approximate Floor Area
694 sq. ft
(64.48 sq. m)



Basement
Approximate Floor Area
419 sq. ft
(39.00 sq. m)



Ground Floor
Approximate Floor Area
715 sq. ft
(66.50 sq. m)

Approx. Gross Internal Floor Area 2527 sq. ft / 234.98 sq. m

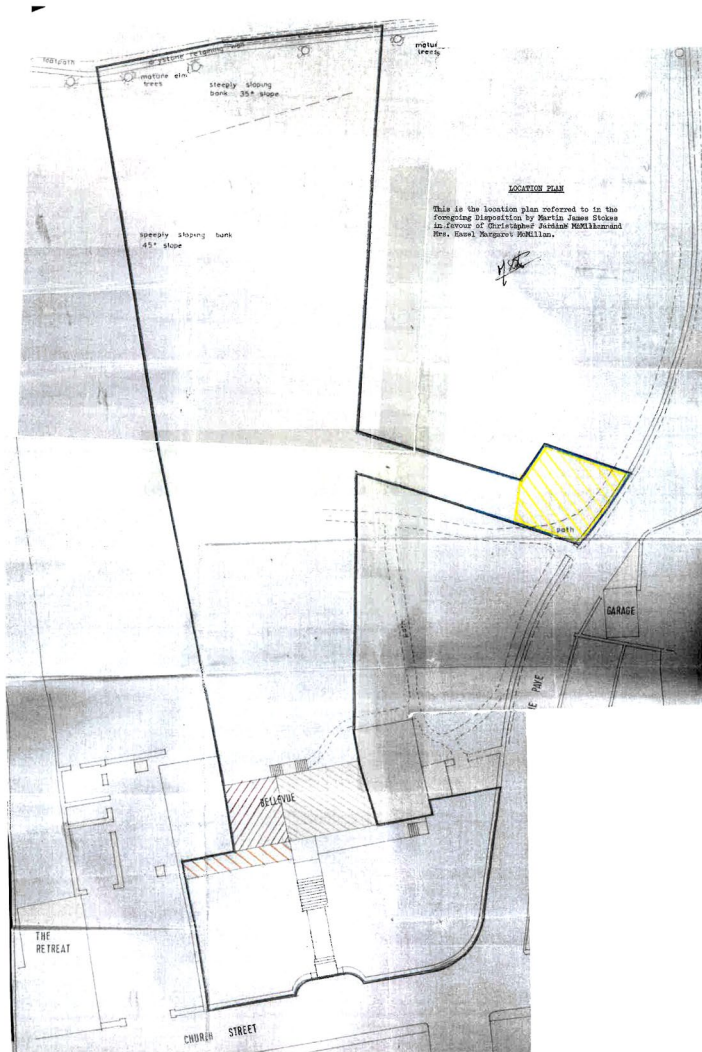
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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 May 2023.





Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE