



THE SAWMILL

BALCLADAICH, TOMICH

Galbraith



THE SAWMILL, BALCLADAICH, TOMICH

A beautifully converted sawmill in a picturesque location on the edge of a conservation village.

Cannich 5 miles. ■ Inverness 32 miles.

- Two Reception Rooms. Four Bedrooms.
- Comfortable and well-appointed accommodation.
- Generous, established garden grounds with woodland.
- Detached double garage and useful outbuildings.
- Close to the Great Glen and Glen Affric Nation Nature Reserve.

About 0.95 hectares (2.35 acres) in all.

Offers Over £700,000

Galbraith

Inverness
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SITUATION

The Sawmill is in a beautiful setting on the periphery of the Vicotrian conservation village of Tomich in Inverness-shire. Tomich, formerly an estate village to Guisachan House is popular for its charming traditional properties, proximity to the protected landscape of Glen Affric and its association with the origins of the Golden Retriever breed. The area is known for its walking, from riverside walks to challenging Munros. The property is located close to the Plodda Falls Trail, a short walk to a spectacular waterfall over forty meters high and the area is rich in wildlife. The village of Tomich has a country house hotel, whilst nearby Cannich has a shop and primary schooling, with secondary schooling available in Drumnadrochit, 16 miles distant. Inverness, approximately an hour’s drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

Once part of the Guisachan Estate, The Sawmill was purchased by the current owner in 2010, then a dilapidated former timber cutting mill. The property was lovingly converted to a striking, well-appointed four-bedroom dwelling with a contemporary interior, finished to a high standard while retaining the character of its origin. With over 3020 square feet of accommodation spread over two floors, features included exposed stonework, original window openings, and vaulted ceilings in entrance hall and the impressive open-plan kitchen/dining room with its mezzanine. The Sawmill is energy efficient having double glazing, an air source heat pump, underfloor heating on the ground floor and high levels of insulation throughout. The abundance of glazing creates a light filled interior and frames the views over the garden and the countryside beyond. The property sits proudly within the wooded landscape that attracts an abundance of wildlife, the sensitive conversion also considerate of nature conservation with integrated roosting spaces in sections of the roof for bats and Barn Owls.

ACCOMMODATION

Ground Floor – Entrance Hall. Shower Room. Dining Room. Utility Room. Dining Kitchen with Mezzanine. Sitting Room. Bedroom. En-suite Bathroom.
First Floor – Landing. Family Bathroom. Three Bedrooms.

GARDEN GROUNDS

The Sawmill is approached by a single-track public road which divides the plot that extends to about 2.35 acres in total. There is gated access to a gravel parking area to the front of the house and the immediate garden ground is mainly laid to grass, fringed with mature trees and interspersed with younger trees. There are raised vegetable beds, stocked shrub/flower beds, and a chicken run. The southern section of the garden has an area of woodland underplanted with bluebells with the southern boundary lying at the midpoint of the Allt a’ Bhuachaille, “The stream of the shepherd”. The area of ground on the opposite side of the road to The Sawmill has been left in a natural state reflecting the surrounding landscape, with mown paths leading to the neighbouring woodland. This area of land holds the potential to be developed subject to gaining the relevant permissions or if improved could be used as a pony paddock.

OUTBUILDINGS

- Detached Double Garage
6.0m x 5.9m
With power and lighting.
- Timber Shed
4.8m x 3.0m
With power and lighting.
- Polytunnel
9.3m x 4.4m
With water.

A Greenhouse is also sited within the curtilage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Borehole	Septic Tank	Air Source Heat Pump	Band G	Available*	Available*	Band 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>

DIRECTIONS

Exact grid location – What3Words - <https://what3words.com/blanket.grid.digitally>

MOVEABLES

All carpets, curtains and blinds are included in the sale. Further items may be available by separate negotiation. Please note the oil-fired Aga will be removed prior to settlement.

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

IV4 7LY

SOLICITORS

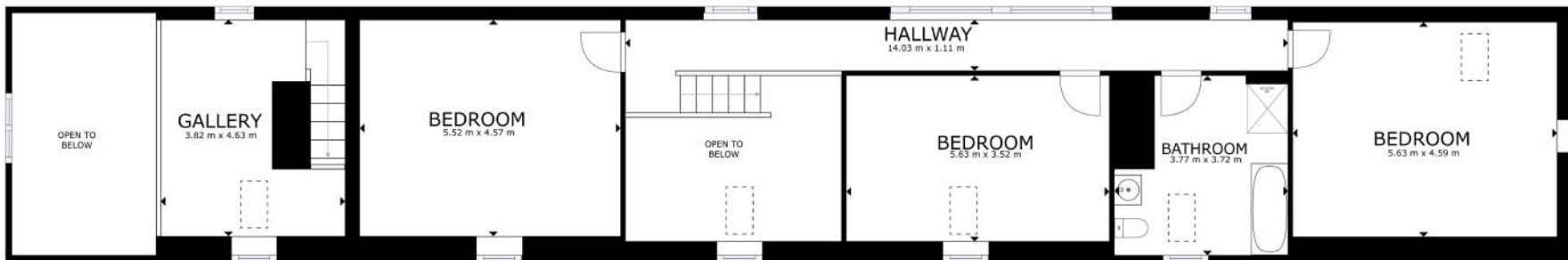
Thorntons Solicitors
Kintail House
Beechwood Business Park
Sir Walter Scott Drive
Inverness
IV2 3BW







THE SAWMILL, BALCLADAICH, TOMICH IV4 7LY



FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA
FLOOR 1: 199 m², FLOOR 2: 142 m²
TOTAL: 341 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



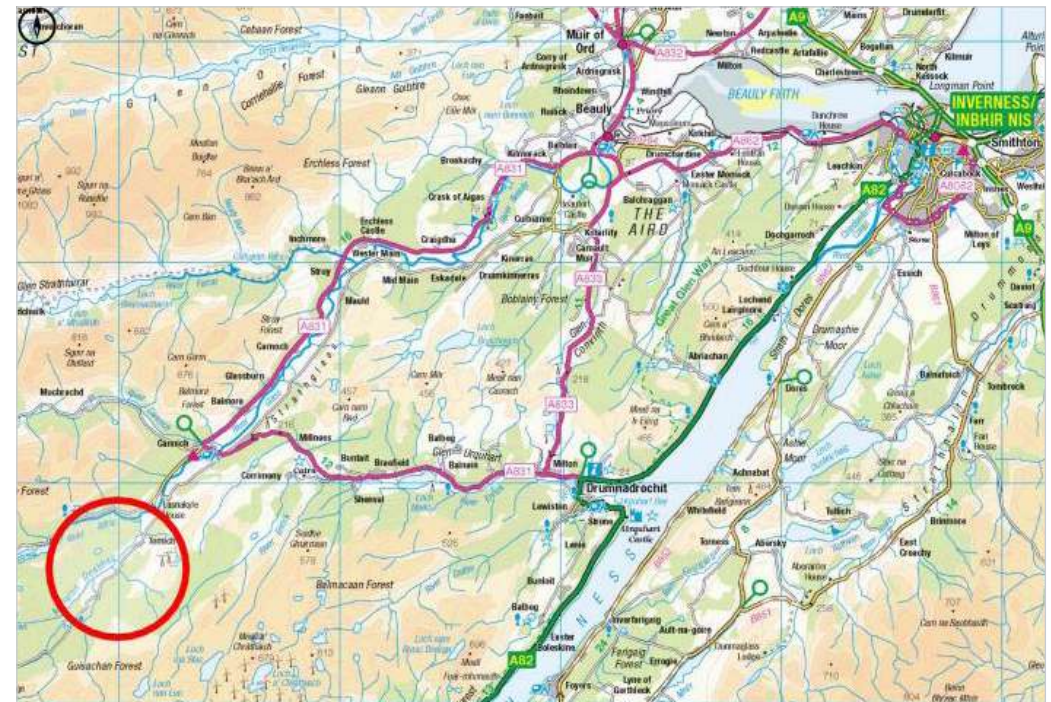
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

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 June 2025.





Galbraith