

An aerial photograph of a rural landscape in Kiltarlity. A central dirt road winds through the scene, flanked by two wooden lodges with grey roofs. The surrounding area is a mix of green and yellowish fields, some with fences. In the background, there are more buildings, trees, and rolling hills under a hazy sky. The Galbraith logo is in the top right corner.

Galbraith

**CULMILL LODGES,**  
KILTARLITY.



## CULMILL LODGES, KILTARLITY.

Two timber holiday lodges set in four acres within a beautiful countryside setting.

Beaulieu 5 miles. ■ Inverness 13 miles.

- Quality two bedroom timber holiday lodges each with their own decking and hot tub.
- Idyllic countryside location.
- Planning permission in principle granted for a further two lodges and a manager's house.
- Large agricultural shed.
- Delightful views.
- Within easy reach of Inverness.

About 1.76 hectares (4.34 acres) in all.

Guide Price £500,000

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket





### SITUATION

Culmill Lodges are in a delightful position on the periphery of the Highland village of Kiltarlity. A scenic village surrounded by countryside and farmland, Kiltarlity has a shop, post office and a highly regarded primary school while nearby Beauly has a good range of independent shops and a railway station. Secondary schooling is at Charleston Academy in Inverness for which there is a school bus service. About half-an-hour's drive away, Inverness is a thriving modern city offering a wide range of amenities and excellent restaurants, shops and sporting facilities. The surrounding countryside is unspoilt and varied with an abundance of native wildlife, which together, all enhance the natural beauty of the area. The city has good communications by both road and rail, and the airport offers regular flights to the south and Europe.

### DESCRIPTION

The Culmill Lodges site comprises two well-appointed timber holiday lodges, Birch Lodge and Beech Lodge, currently advertised through cottages.com. Set in around 4 acres of grass land with a scenic countryside outlook. The lodges are built using a block foundation and timber construction, are double glazed and each lodge affords the same accommodation, although in mirror image, and enjoyable view. The open plan dining-kitchen and sitting rooms have a wood burning stove and double doors which open onto the decking with hot tub to the front. Each lodge has two bedrooms, both of which have en-suite shower rooms and integral wardrobes. The exterior ramped decking offers an area to enjoy the outdoors with an enjoyable countryside view. Recent



improvements include new fuse boards and upgraded wiring to the hot tubs in both lodges, and the fitting of a new boiler in Beech Lodge. Planning permission in principal has been granted in November 2021 to erect two further lodges and a manger's house - Highland Council planning ref: 21/04694/PIP [https://www.highland.gov.uk/info/180/planning\\_-\\_applications\\_warrants\\_and\\_certificates/143/planning\\_permission/4](https://www.highland.gov.uk/info/180/planning_-_applications_warrants_and_certificates/143/planning_permission/4)

### ACCOMMODATION

Each lodge comprises:

Hallway. Open plan kitchen-dining-sitting room. Two ensuite bedrooms. Bathroom. Decking with hot tub.

### GARDEN GROUNDS

The grounds are mainly laid to grass fringed by mature specimen trees and interspersed with juvenile trees. There is a gravelled access road and hard standing car parking at each lodge. There is a hen run and delightful pond from which a burn runs along the site boundary. Adjacent to the agricultural shed is a timber shed which houses the bore hole private water supply.



## OUTBUILDINGS

Agricultural Shed

17.8m x 8.7m

With lighting, concrete floor, workbenches, shelving, roller door and a pedestrian door.

## ADDITIONAL INFORMATION

Other than the manager's house, the tourist accommodation (lodges) hereby approved shall be used solely as accommodation ancillary to the main dwelling house or for holiday letting purposes only and at no time shall they be occupied as a separate dwelling/s.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Private (tested and passed by Highland Council in November 2023)	Private	Electric Wet Heating System and Wood Burning Stove.	Beech - Business rated. Birch - Business rated.	50 Mbps currently provided by Cromarty Firth Wireless Internet	Available*	Beech Lodge- D Birch Lodge- 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

From Inverness head west on the A862 towards Beauly. After around 9 miles turn left onto the A833 toward Kiltarlity. Continue on this road for around 2 miles then turn right toward Tomnacross primary school. Turn immediately left on the approach to the school and continue on the single track for around 1 mile where the sign for Culmill Lodges is on the left hand side.

Exact grid location - What3Words - <https://what3words.com/lunge.every.guidebook>

### MOVEABLES

The lodges are to be sold as fully furnished and sold as seen. The ride on lawnmower is included in the sale. Further items may be available by separate negotiation.

### ADDITIONAL INFORMATION

Condition 4 of the planning permission in principle states:

Other than the manager's house, the tourist accommodation (lodges) hereby approved shall be used solely as accommodation ancillary to the main dwelling house or for holiday letting purposes only and at no time shall they be occupied as a separate dwelling/s.

Reason : To ensure that the development does not become used for permanent residential occupation in the interest of the area's visual amenity, in recognition of the lack of private amenity space and in accordance with the use applied for.

It has been confirmed by the Highland Council Planning Department that the purpose of this condition is to ensure the lodges cannot be sold off as separate permanent residential accommodation. This condition would not preclude using one of the lodges as temporary accommodation for the duration of the build of the manager's house. The advice is for any future owner to include the intention of using one lodge as temporary accommodation within their planning application for the manager's house.

### 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 7HP

### SOLICITORS

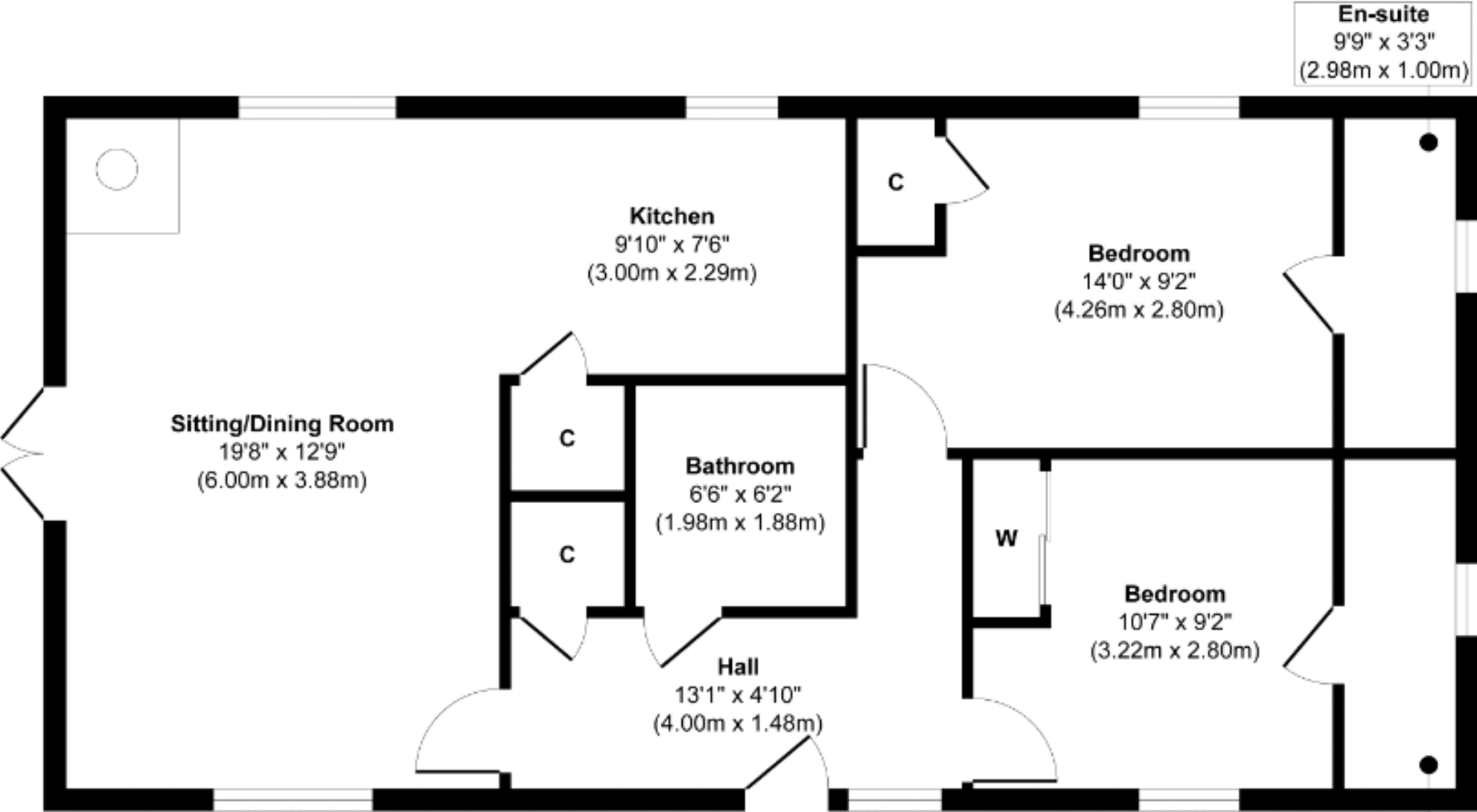
Thorntons  
Kintail House  
Beechwood Park  
Sir Walter Scott Drive  
Inverness  
IV2 3BW







# Cullmill Lodges



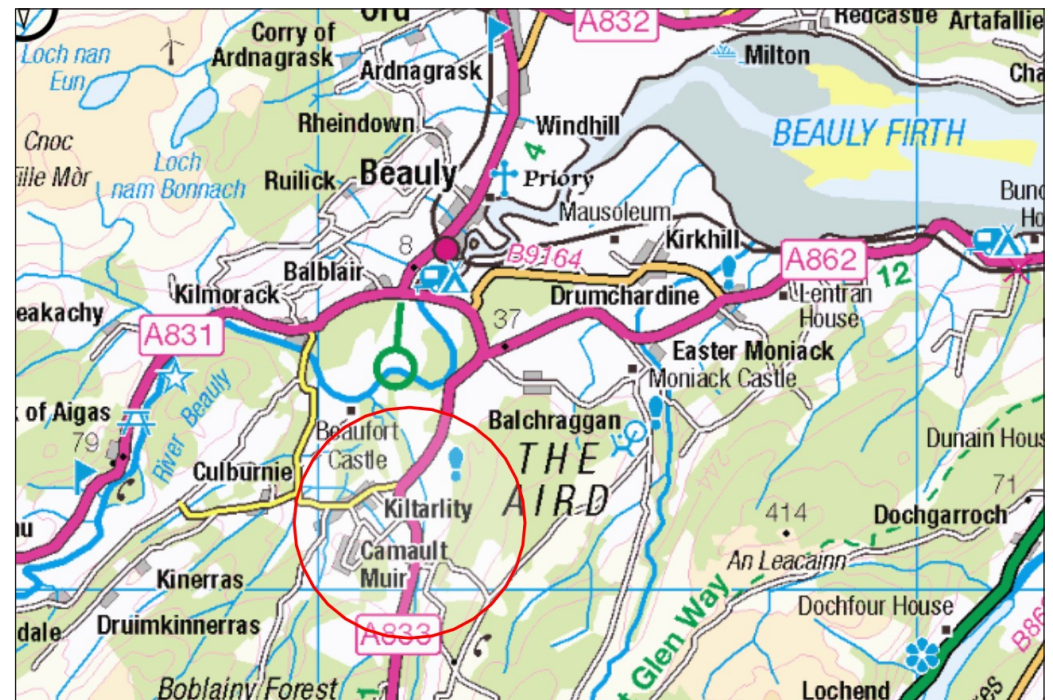
Floor Plan

En-suite  
9'9" x 3'3"  
(2.98m x 1.00m)

En-suite  
9'9" x 3'3"  
(2.98m x 1.00m)

## 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 2024





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