



**14-16 CHURCH STREET**  
CROMARTY

**Galbraith**







# 14-16 CHURCH STREET, CROMARTY

A traditional, extended, category C-listed mid-terrace dwelling in the heart of a delightful village on the Black Isle.

Inverness 23 miles. ■ Airport 30 miles.

- Two Reception Rooms. Six Bedrooms
- Period property with contemporary extension
- Retaining some original features
- Flexible accommodation with annexe potential
- Rear garden with useful workshop
- Within walking distance of the local amenities and the beach

About 0.04 hectares (0.1 acres) in all.

Offers Over £469,995

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com





### SITUATION

Church Street lies within the heart of the Cromarty Conservation Area in the former fishing town of Cromarty, a charming mix of meandering lanes, fishermen's cottages and substantial houses on the popular Black Isle. The town has a good range of amenities all within walking distance of Church Street including independent shops, a general store with post office, and primary school, as well as cafes, restaurants, a Community Cinema 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.

### DESCRIPTION

No. 14-16 Church Street is a substantial, Category C-listed, extended mid-terraced dwelling that dates to the late 19th century. The original building has well-proportioned accommodation spread over three floors and retains some original features such as cornicing, fireplaces and internal joinery. 14 Church Street, once a separate shop/dwelling, is now incorporated into the property and the ground floor area comprising a bedroom and en-suite shower room, currently accessed via the sitting room of 16 Church Street, has been used in the past as a 'granny annexe'. This section of the house has the potential (subject to gaining a sort-term let licence) to be utilised as self-contained holiday accommodation as the original front door to No.14 is still in situ, simply concealed internally. The two-storey, double gable extension to the rear of the property was added in 2018 and houses a contemporary open plan kitchen/dining room with a wooden staircase linking a first-floor family room. The family room, with its large windows, was designed to take advantage of the framed views of the Cromarty Firth and has a vaulted ceiling with dual aspect Velux windows allowing the influx of natural light. Accessed from the family room is a decked roof terrace which overlooks the rear garden, and also within the extension is a vaulted-ceilinged bedroom and a laundry room. The result is a distinctive residence with flexible accommodation, an interesting yet coherent mix of the old and new.





ACCOMMODATION

Ground Floor – Hallway. Sitting Room. Bedroom with ensuite Shower Room. Open Plan Kitchen/Dining Room.

First Floor – Family Room. Bedroom. Laundry Room. Bathroom. Landing. Inner Hall. Bedroom. Bedroom with Dressing Room.

Second Floor – Landing. Two Bedrooms.

GARDEN GROUNDS

The garden lies to the rear of the property, accessible from the property and has pedestrian access from Rose Lane. It is fully enclosed, mainly laid to grass, with stocked flower beds and raised fruit/vegetable beds. A timber decked terrace is accessible from the first floor Family Room.

OUTBUILDINGS

Workshop  
6.0 m x 3.6 m  
Timber framed and timber clad with power, lighting and attached wood pellet store.

There is a potting shed within the garden.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Biomass Wood Pellet Boiler	Band D	Available*	Available*	Band E	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/legend.blemishes.redouble>

MOVEABLES

All carpets, fitted floor coverings and curtains are included in the sale. Further items may be available by separate negotiation. Please note the Rangemaster Nevis electric range cooker is not included in the sale.

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

IV11 8XA

SOLICITORS

Mackenzie & Cormack  
16/18 Tower Street  
Tain  
IV19 1DZ

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

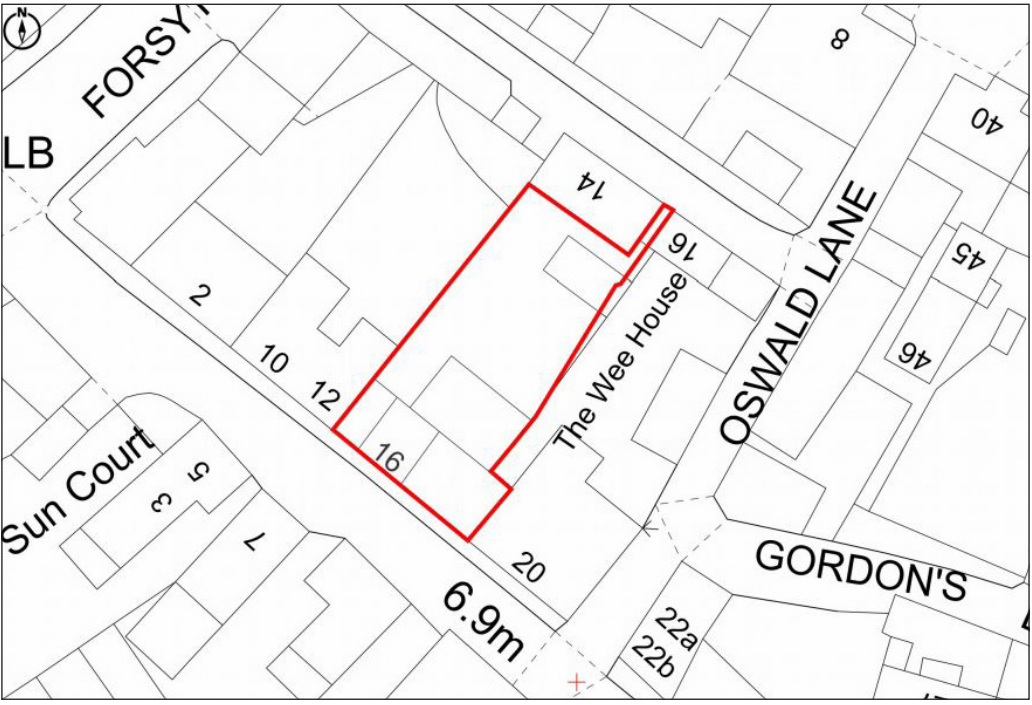
Failure to provide required identification may result in an offer not being considered.





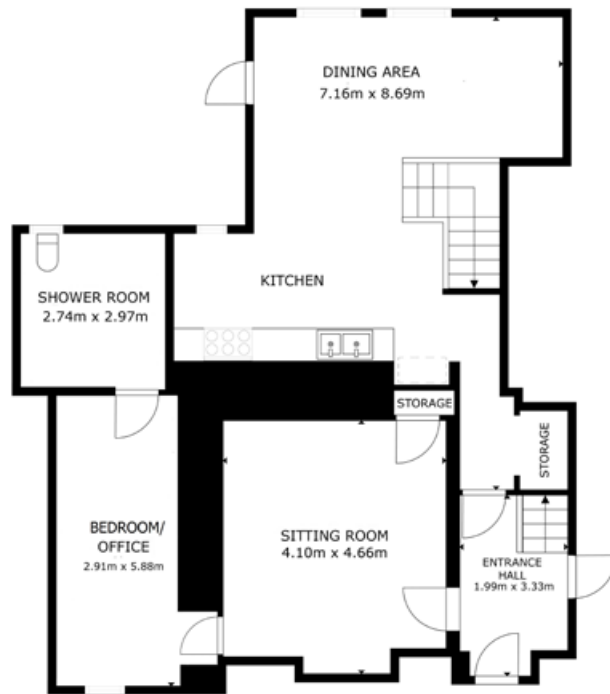




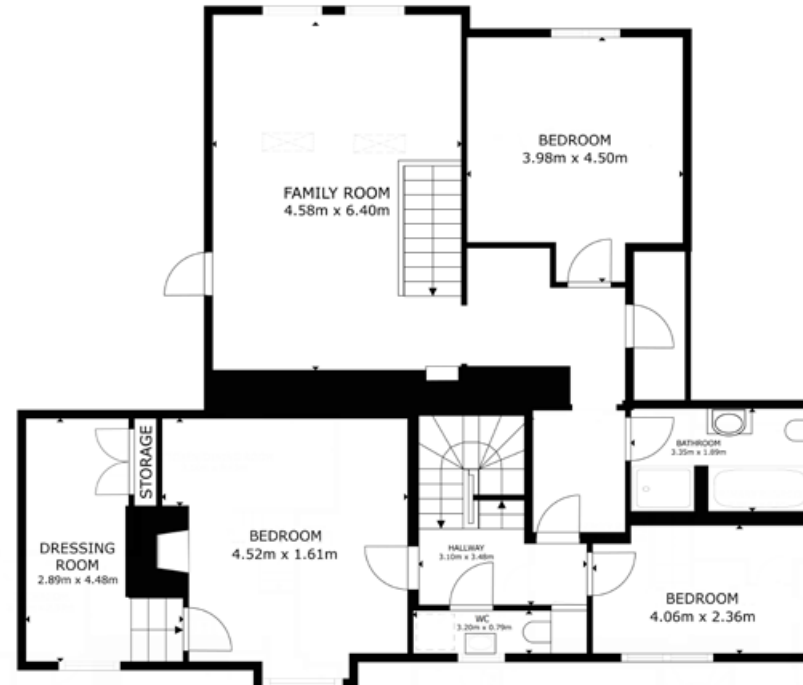




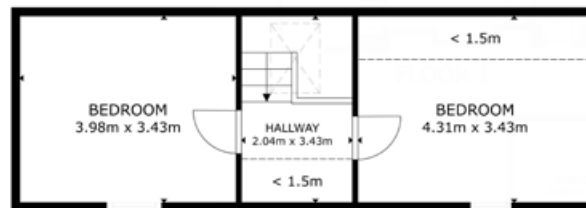
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROSS INTERNAL AREA  
FLOOR 1 92.7 m<sup>2</sup> FLOOR 2 123.7 m<sup>2</sup> FLOOR 3 31.0 m<sup>2</sup>  
EXCLUDED AREAS : REDUCED HEADROOM 5.1 m<sup>2</sup>  
TOTAL : 247.4 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## IMPORTANT NOTES (to be added to the foot of the Floor Plan page (Please note Part 7 to be completed))

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 December 2024.





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