

**TIGH NA MARA**  
MEIKLE FERRY, TAIN







## TIGH NA MARA, MEIKLE FERRY, TAIN

A striking contemporary house in an outstanding coastal setting.

Tain 4 miles. ■ Inverness 36 miles.

- One Reception Room. Two Bedrooms.
- House in need of modernisation but retaining high quality design features.
- Basement with potential for conversion.
- Beautifully preserved ice house.
- On a peninsula extending into the Dornoch Firth.
- Easily managed grounds extending to the shore of the Firth.
- Spectacular, 360 degree views.
- Close to world-famous links golf courses.

Offers Over £225,000

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com



## SITUATION

Tigh Na Mara is in the hamlet of Meikle Ferry near Tain. The property is in a stunning setting, on a spit of land that extends into the Dornoch Firth with panoramic, 360 degree views across the water and over the surrounding landscape. Meikle Ferry was a long-established ferry crossing before bridges were built across the Firth and was then used as a naval base during the war. Today the springy coastal grass of the headland is used for grazing cattle and sheep as well as providing a habitat for coastal wildlife and birds, while the open setting gives outstanding views of the night sky and the Northern Lights.

Easter Ross is popular for its dry climate, wonderful coastal light and fertile farmland culminating in a coastline of sandy beaches dotted with historic fishing villages. This varied landscape offers many opportunities for a wide range of rural sports and recreation, while the coastline has a series of links golf courses, the most famous of which, the Royal Dornoch Championship Course, is a short drive from the house. Tain has a good range of shops and amenities including a railway station and schooling up to secondary level. Inverness, just less than 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

Tigh Na Mara was built in the 1980's adjacent to an old ice house which now forms part of the basement of the property. The house has been designed to benefit from the natural features of the location, the extensive use of glass filling the house with coastal light and drawing the eye to the stunning views, as well as taking advantage of solar gain, and allowing stunning observations of the night sky. Although now in need of modernisation and upgrading, the design of the house, which includes maritime features, also incorporates advanced elements such as an early version of solar panels (no longer operational) and clever storage solutions, while some of the finishes are of the highest standard, with burred walnut finishes with brass fittings on the kitchen units.

## ACCOMMODATION OVER ONE FLOOR

Sitting Room. Kitchen. Two Bedrooms. Bathroom. Wet Room.

## GARDEN GROUNDS

The property is approached from the public road, an in and out driveway leading to a parking area at the side of the house.

The grounds include a strip of foreshore running along the northern boundary of the property. There is a sheltered sitting area adjacent to the house and rough grass and shrubs surround the house, while there is an established secret garden just above the shoreline.

The sellers own a further area of land to the west of the house. This extends from the concrete pad and includes the concrete pad, Nissen huts and bothy. This land may be available to purchase by separate negotiation.

## OUTBUILDINGS

### BASEMENT

Constructed to allow for residential conversion. With concrete floor, power, light and door to:

### STORE ROOM

With flagstone floor and door leading to the:

### ICE HOUSE

A beautifully preserved former ice house with vaulted, stone ceiling.

Ice houses were underground chambers for the storage of ice and in turn, the preservation of food.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil fired	E	Available*	Available*	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 - ///symphonic.loose.mirror

MOVEABLES

Tigh Na Mara is sold as seen.

OUTBUILDINGS

Lying to the west of Tigh Na Mara house is a range of outbuildngs including a former bothy, Nissen huts and concrete pad. These may be available to purchase by separate negotiation.

NOTES

The owners of Tigh Na Mara have a right to access the jetty for personal use.

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.

Please note, there are steps into the ice house and the grounds are somewhat overgrown in parts. Viewers should take care at all times and wear suitable footwear.

Due to its current condition, the property may not be mortgageable. There is no Mortgage Valuation Report within the Home Report pack.

POST CODE

IV19 1NL

SOLICITORS

Arthur and Carmichael, Cathedral Square, Dornoch

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 March 2025.



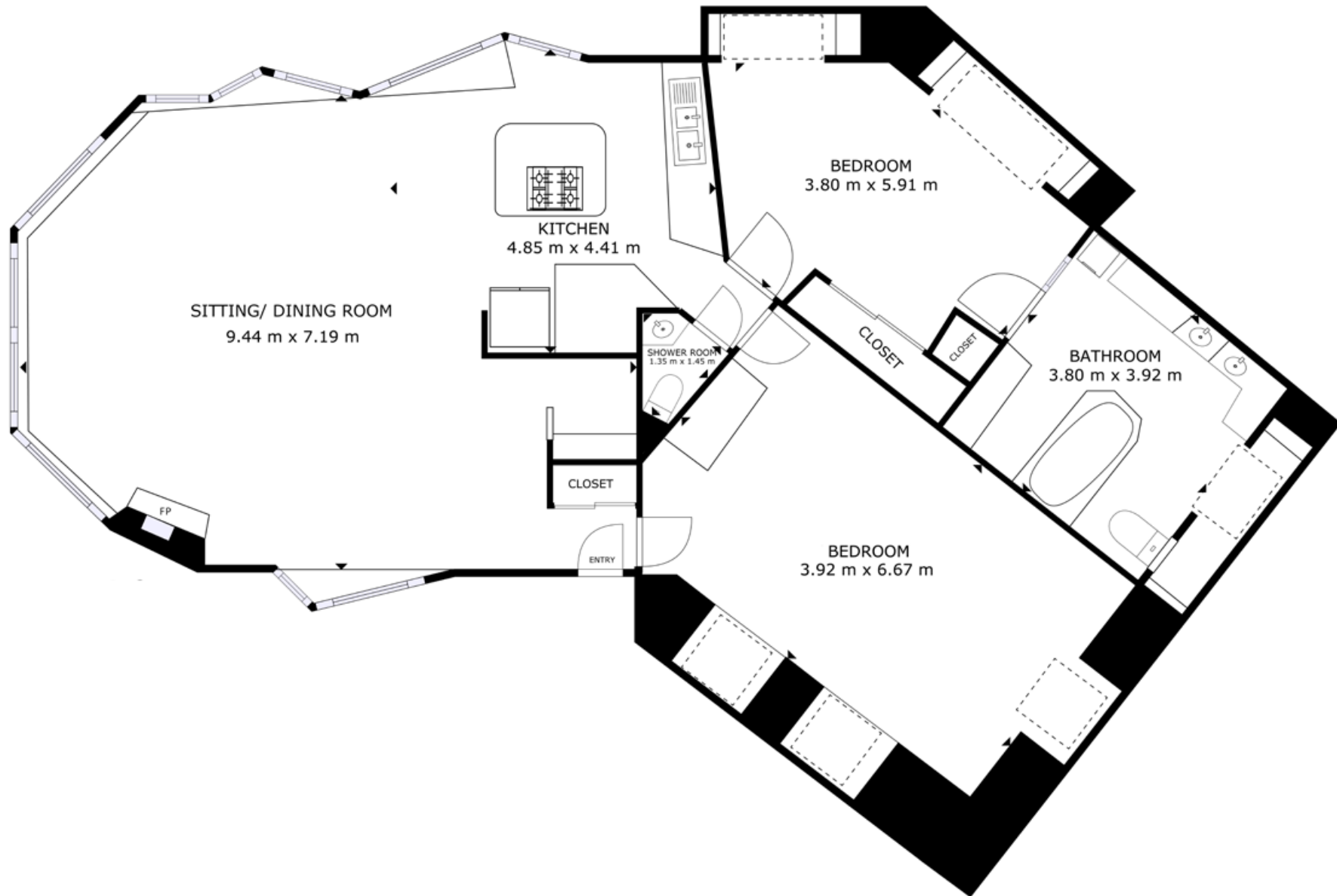








# TIGH NA MARA, MEIKLE FERRY, TAIN IV19 1NL



GROSS INTERNAL AREA  
FLOOR PLAN: 175 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









**Galbraith**