

Galbraith

FODDERTY LODGE
DINGWALL, HIGHLAND.



FODDERTY LODGE, DINGWALL, HIGHLAND.

A substantial, category C-listed, former manse in an accessible semi-rural location.

Dingwall 2.5 miles. ■ Inverness 16 miles.

- Two Reception Room. Six Bedrooms.
- Three self-contained annexes (1x 3 Bed, 1x 2 Bed, 1x 1 Bed) with income generating potential.
- Secluded, established garden with specimen trees.
- Attached garage.
- Within commuting distance of Inverness.

About 0.6 hectares (1.49 acres) in all.

Offers Over £595,000

Galbraith

Inverness
01463 224343
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 OnTheMarket



SITUATION

Fodderty Lodge is located in the scattered hamlet of Fodderty, equidistant from Strathpeffer and Dingwall. The Lodge is in a beautiful setting on The Peffery Way, with lovely views over Knockfarrel to Strathpeffer and the Cat's Back. The surrounding countryside is unspoilt and as well as providing a habitat for rare native wildlife, is ideal for the outdoor enthusiast. There is a wide range of walks and mountain bike trails, challenging mountain climbs, and fishing for salmon and trout on local rivers, while the west coast, famous for its stunning coastline and sandy beaches, is within easy reach. Strathpeffer expanded with the arrival of the railway in Victorian times when visitors came to take the famous spa waters. Today the village is popular for its handsome architecture, sense of community and as a base from which to enjoy the area with its easy access to Inverness and the west and east coasts. The village has a small supermarket, highly regarded primary school, restaurant, hotels and a modern doctors' surgery. The market town of Dingwall is just a five-minute drive away and has a wider range of shops and amenities including a modern secondary school and Tesco superstore, while Inverness, about 20 miles away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

Fodderty Lodge, a category C-listed building was built in 1730 by the Countess of Cromartie as a manse for the minister of Fodderty Church that used to stand in the neighbouring cemetery. The property has a fascinating history and has been used in several ways over the years including as a shooting lodge in the 1800's, a guest house and since the late 1970's as self-catering accommodation. The current owners, who purchased the property in 2019 now use the property solely for residential purposes. Fodderty Lodge has three self-contained annexes, namely Honeysuckle Cottage, East Wing and Lodge Barn, historically accessible through internal doorways from the main accommodation now accessed externally. These annexes could easily be reintegrated into the main residence if desired and hold potential for use as holiday accommodation subject to acquiring the relevant licences. This characterful, period property retains many original features including some internal joinery, cornicing and fireplaces. The original date stone is still in situ above the front door, and a marriage stone bearing the initials of the original occupants remains exposed in the dining room.

ACCOMMODATION

Fodderty Lodge

Basement – Cellar.

Ground Floor – Entrance Porch. Hallway. Sitting Room. Dining Room. Breakfast Room. Kitchen. Utility Room. Storeroom. Inner Hall. Shower Room. Rear Hall.

First Floor – Landing. Shower Room. Bedroom. Bedroom with Jack and Jill Bathroom. Rear Landing. Bedroom.

Second Floor – Landing. Bedroom. Office/Bedroom. Bedroom.

Honeysuckle Cottage

Ground Floor – Entrance Hall. Sitting Room. Bedroom. Ensuite Shower Room. Rear Hall. Kitchen. Bathroom.

First Floor – Landing. Two further Bedrooms.

East Wing

Ground Floor – Open Plan Dining/Kitchen. Hallway. WC. Bedroom with Shower.

First Floor – Landing. Sitting Room.

Lodge Barn

Ground Floor – Open Plan Kitchen/Dining/Sitting Room. Inner Hall. Bathroom. Bedroom.

First Floor – Bedroom.

GARDEN GROUNDS

The established garden, which has been managed to attract and support a variety of wildlife, extends to approximately 0.6 ha (1.49 acres) and is mainly laid to grass, interspersed with mature trees, some over 180 years old, underplanted with spring flowering bulbs. Species include Oak,

Weeping Birch, Lime, Sycamore, Cherry, Apple, Corsican Pine, Field Maple, Horse and Sweet Chestnut and Sequoia. There are soft fruit beds, productive vegetable beds, colourful shrub and flowerbed borders and a wildflower garden. To the front and the rear of the lodge are gravel parking areas. Views over Fodderty Cemetery, up the Strath valley to Strathpeffer and of the Knockfarrel Hill can be enjoyed from the garden.

OUTBUILDINGS

Garage 5.4m x 5.0m

Attached garage with up and over door, power and lighting.

A wood store, greenhouse and a timber shed are all sited within the grounds.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private Septic Tank	Electric	Band G	Available*	Available*	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/escalated.sharpens.samples>

MOVEABLES

Fodderty Lodge - All carpets, fitted floor coverings, curtains, blinds and white goods are included in the sale. Further items may be available by separate negotiation.

Honeysuckle Cottage, East Wing, Lodge Barn – Complete contents to include all carpets, fitted floor coverings, curtains, blinds, white goods and furniture.

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

IV15 9UE

SOLICITORS

Macleod & MacCallum

28 Queensgate

Inverness

IV1 1DJ

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.

Fodderty Lodge



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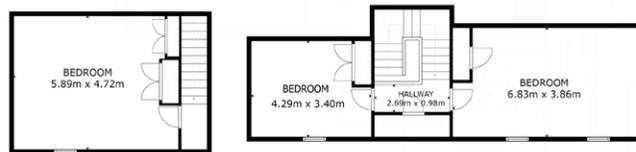
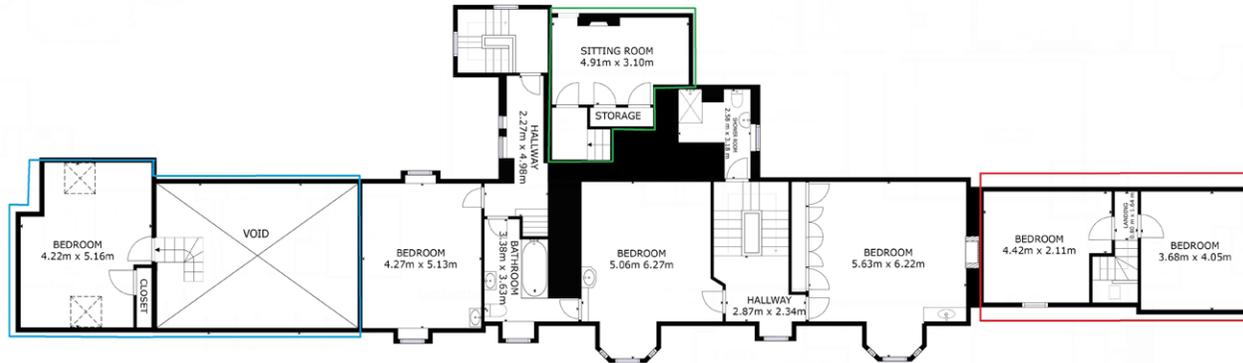
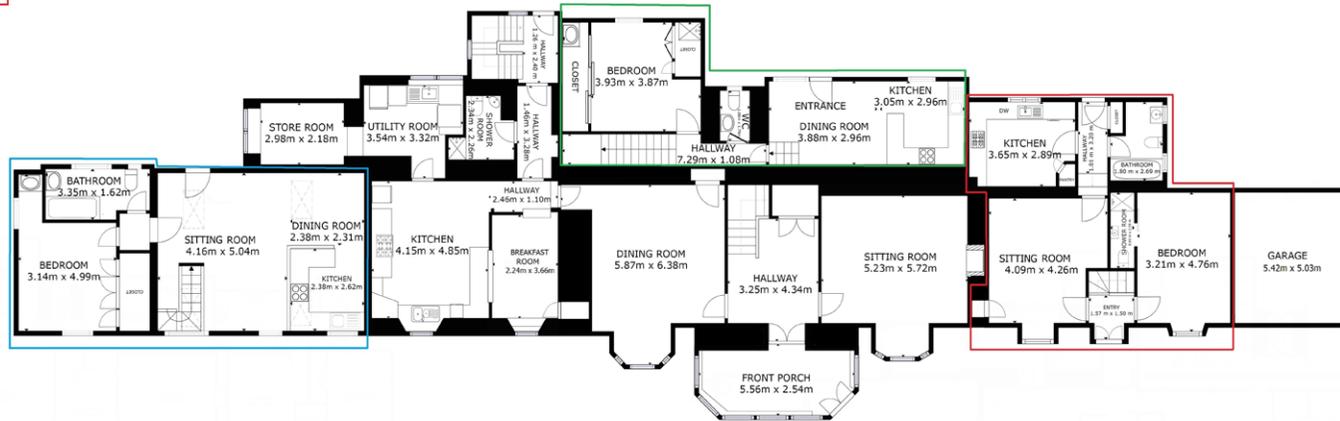


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Honeysuckle Cottage

East Wing

Lodge Barn

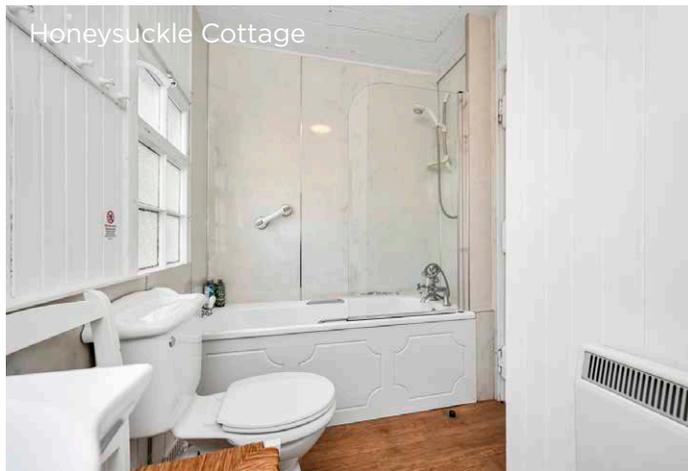
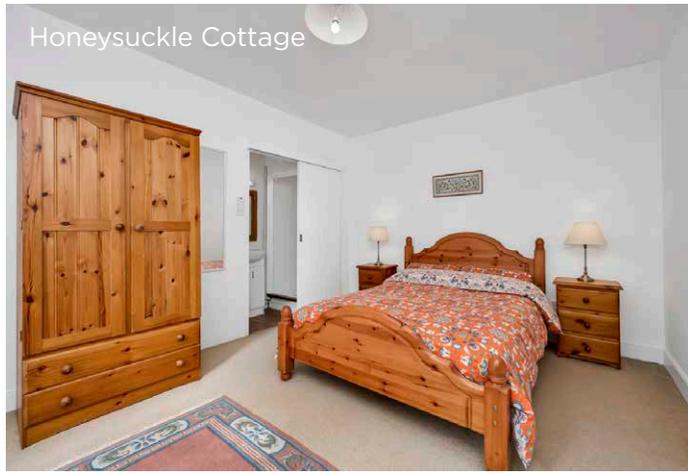


GROSS INTERNAL AREA
 FLOOR 1: 16.43 m², FLOOR 2: 165.18 m², FLOOR 3: 134.71 m², FLOOR 4: 86.62 m²
 TOTAL: 402.94 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 May 2025.



East Wing



East Wing



East Wing



East Wing



Lodge Barn



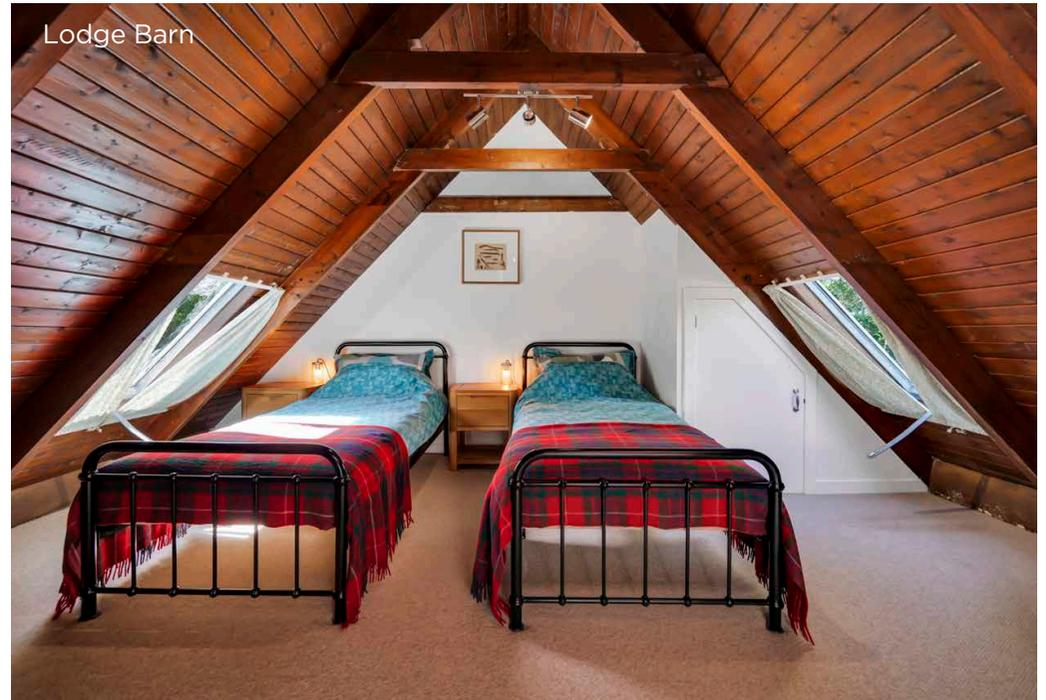
Lodge Barn

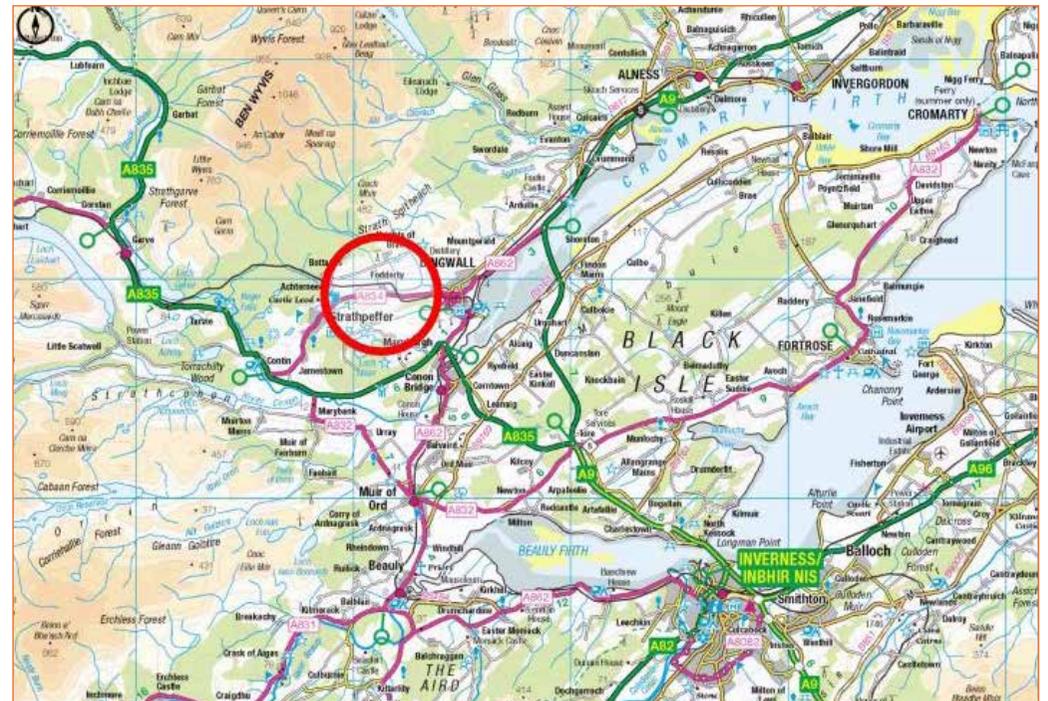


Lodge Barn



Lodge Barn







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