

Galbraith

2 BROALLAN
BEAULY





2 BROALLAN, BEAULY

An impressive country home and one bed detached annexe enjoying panoramic countryside views.

Beauly 3 miles ■ Inverness 13 miles

- Two Reception Rooms. Five Bedrooms.
- One Bedroom detached annex with income generating potential.
- Well-appointed and immaculately maintained accommodation.
- Landscaped garden with native woodland.
- Quadruple detached garage with ancillary rooms above.
- Rural setting with panoramic views.
- Within easy reach of Inverness.

About 1.93 hectares (4.78 acres) in all.

Offers Over £750,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket



SITUATION

No 2 Broallan is located in the scattered hamlet of Broallan, in a beautiful setting on an elevated site, backed by its own woodland and enjoying far reaching panoramic views over the surrounding countryside. The village of Beaulie lies approximately 3 miles away where amenities include a railway station, shops, cafes and restaurants and two doctor's surgeries. The surrounding countryside is peaceful and un-spoilt, popular with those who enjoy outdoor pursuits such as hill walking, cycling and fishing, with salmon fishing available on the River Beaulie. The National Nature Reserves of Glen Affric, and Strathfarrar are just a short distance away and the west coast with its excellent sailing and beaches is within easy reach. Inverness is within easy commuting distance being about eight miles away and has all the facilities of a modern city including its airport with regular flights to the south.

DESCRIPTION

A vastly extended and renovated former croft house thoughtfully designed to take advantage of the stunning views and with a beautifully presented and well-appointed interior with high quality finishings throughout. The property has been in the same ownership for the last 23 years and has been meticulously maintained with recent improvements including redecoration, the refitting of the kitchen and utility room within the last 4 years and the double glazing throughout the house replaced approximately 7 years ago. The ground floor reception rooms are generous in size and both have wood burning stoves. All five bedrooms are on the first floor, with three having en suite facilities and the principal bedroom also benefitting from two walk in wardrobes. The lined and floored attic space adds to an abundance of storage and holds potential for conversion into further living accommodation subject to gaining the relevant permissions.

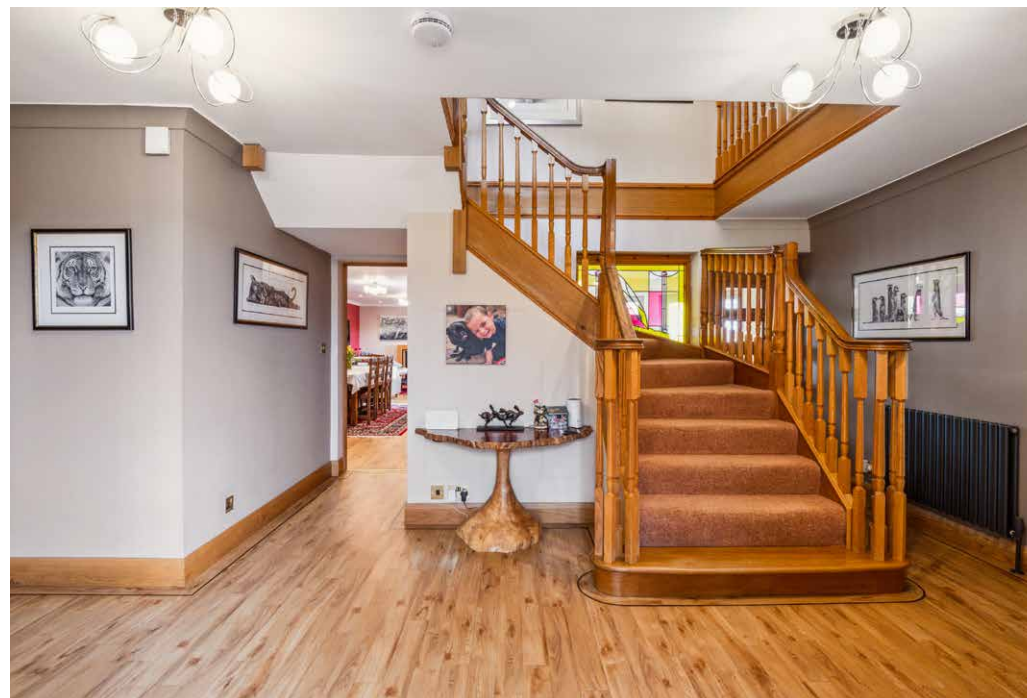
ACCOMMODATION

Ground Floor - Entrance Vestibule. Hallway. Sitting Room with wood burning stove and with Sun Room off. Dining Room/Sitting room with wood burning stove. Study. Dining Kitchen with Pantry. Utility Room. WC. Boot/Cloak Room.

First Floor - Landing. Principal Bedroom with walk in wardrobe and en suite Shower room, also with walk in wardrobe. Two Bedrooms with en suite Shower Rooms. Inner Landing/Seating Area. Two further Bedrooms. Family Bathroom.

ANNEXE

The detached self-contained annexe offers a further dimension to 2 Broallan whether as overflow accommodation or as holiday accommodation (subject to license). The accommodation comprises an entrance vestibule, open plan kitchen/dining/seating area, a rear porch, bathroom, one bedroom and a sitting room extension with glazed gable end extends the sense of space and takes advantage of the views.





GARDEN GROUNDS

The property is approached from a single track public road, a private road over which 2 Broallan has right of access to a gated driveway and parking area adjacent to the garaging. The garden grounds which extend to approximately 4.78 acres comprise approximately 4.28 acres of carefully managed native woodland that is within crofting tenure and bounded by wood and wire fencing. The beautiful decrofted garden surrounds the property and include tiered lawns, two seating areas laid to patio, flowerbeds planted with a variety of shrubs and a further areas of grass, interspersed by mature trees and under planted with spring flowering bulbs.

CROFTING

The 4.28 acres of woodland is within crofting tenure and crofter's duties apply. Those duties include, but not limited to, that any purchaser would need to be resident on, or live within 32 kilometres of the croft. More information on crofting is available from the Crofting Commission <https://www.crofting.scotland.gov.uk/>

OUTBUILDINGS

Detached quadruple garage with ancillary rooms above.

Garage - 13.70m x 5.52m

Gym - 8.34m x 3.83m

Home Office - 7.11m x 3.83m

With four electric up and over doors, power and lighting. Stairs leading to gym and adjoining home office. Holding potential for conversion subject to gaining the relevant permissions.

Shed with attached tool shed.

Shed - 5.30m x 2.77m

Tool Shed - 5.30m x 2.37m

Timber built with power and lighting.

Two tool/wood sheds.

3.27m x 1.78m and 3.58m x 1.78m

Timber built.

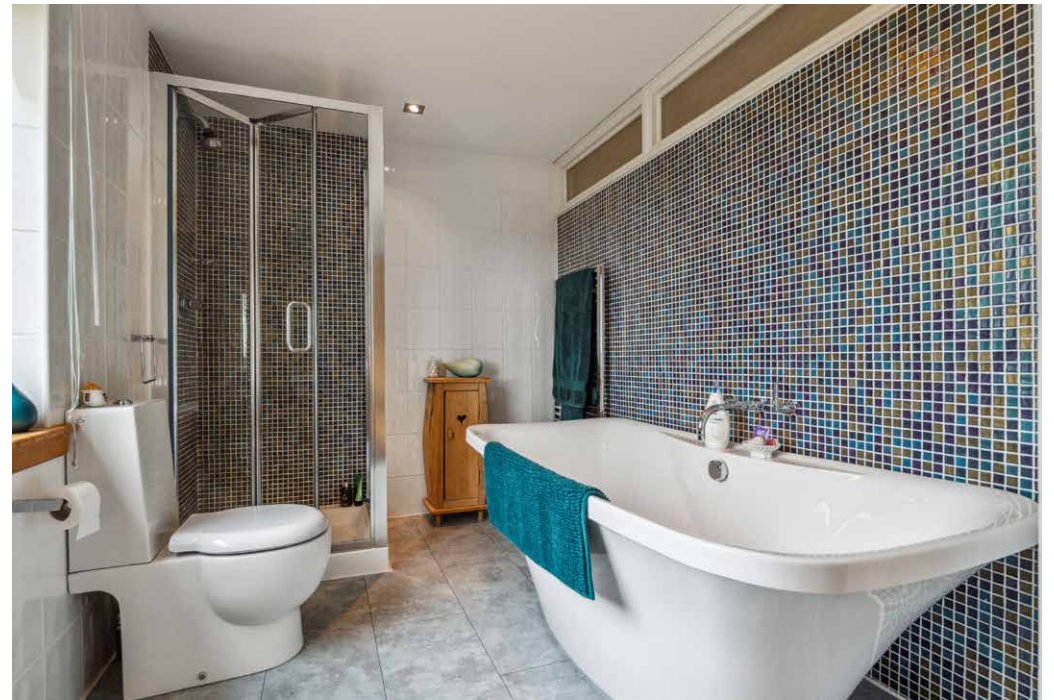
There are two greenhouses within the garden.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Main House - Oil fired Annexe - Electric wet system	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/candle.shapeless.angers>

MOVEABLES

Main House - All carpets, fitted floor coverings, blinds and some curtains are included in the sale. Further items including some furniture, white goods, gardening equipment and gym equipment may be available by separate negotiation.

Annexe - All items within the annexe with the exception of the washing machine are available under separate negotiation.

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 7AH

SOLICITORS

Ledingham Chalmers Solicitors
4 Alford Place
Aberdeen
AB10 1YD

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.



Annexe



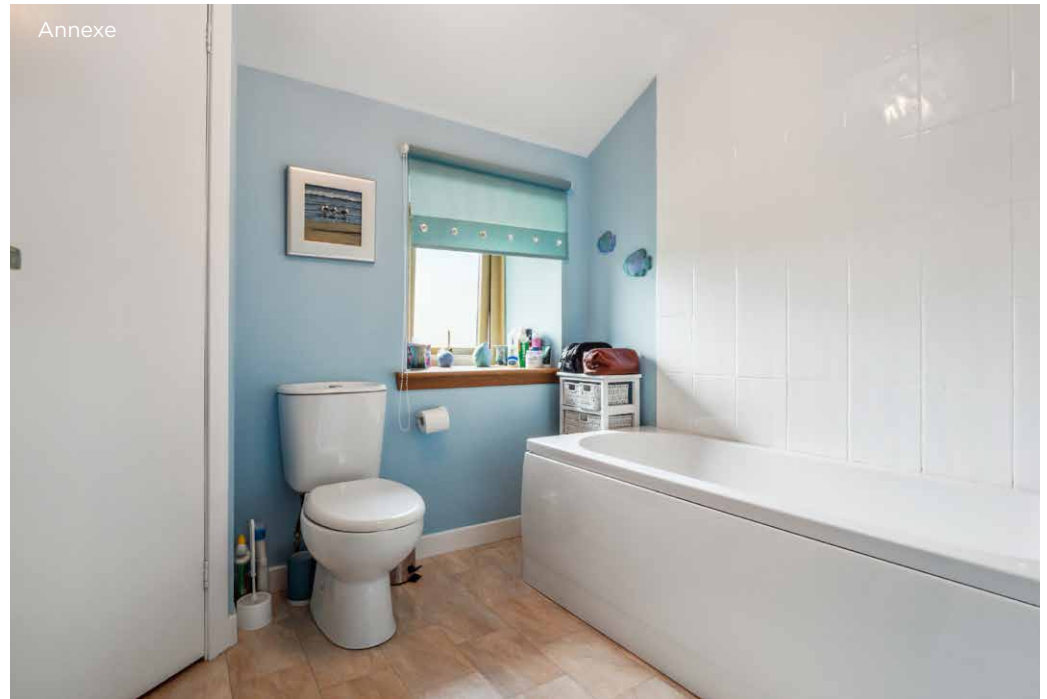
Annexe

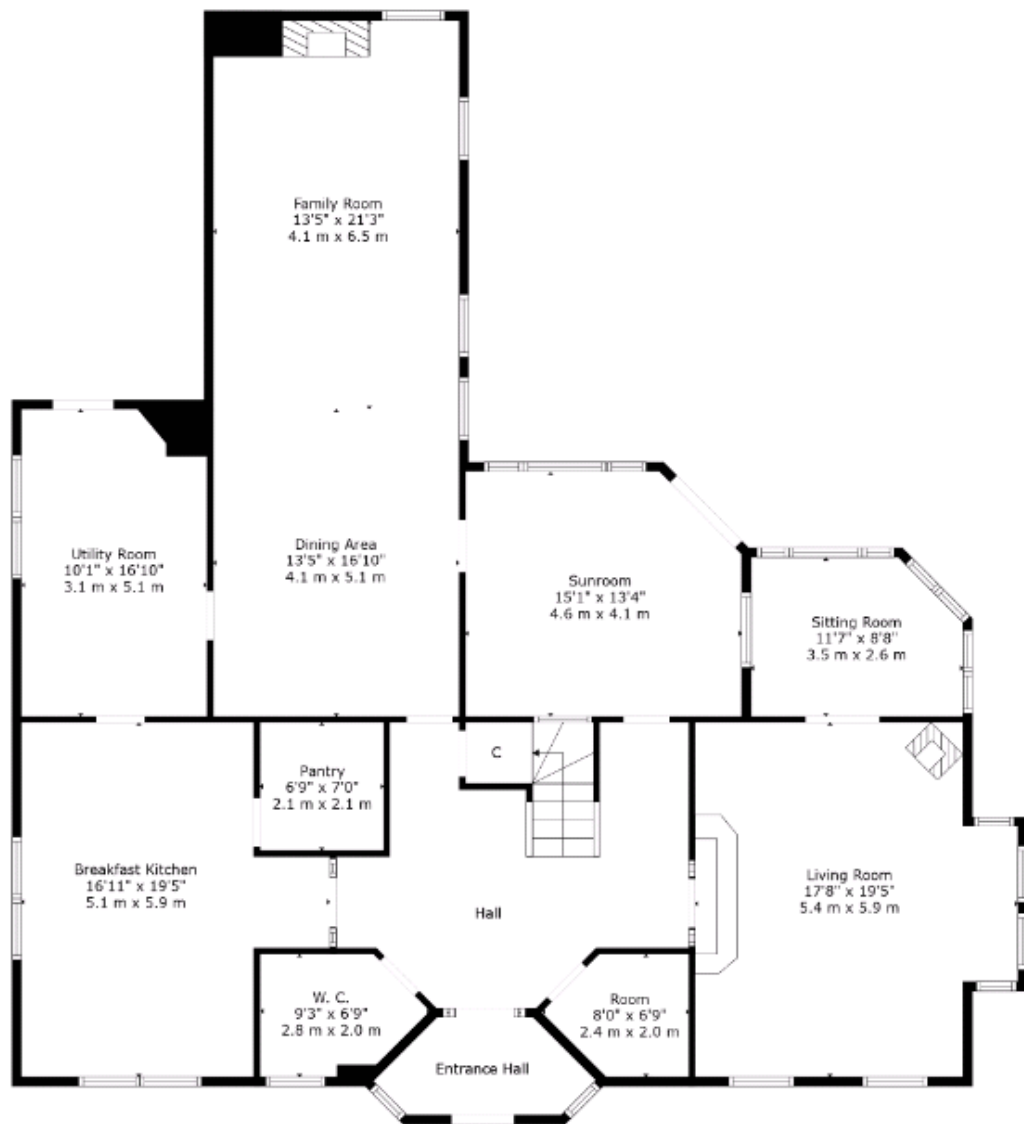


Annexe

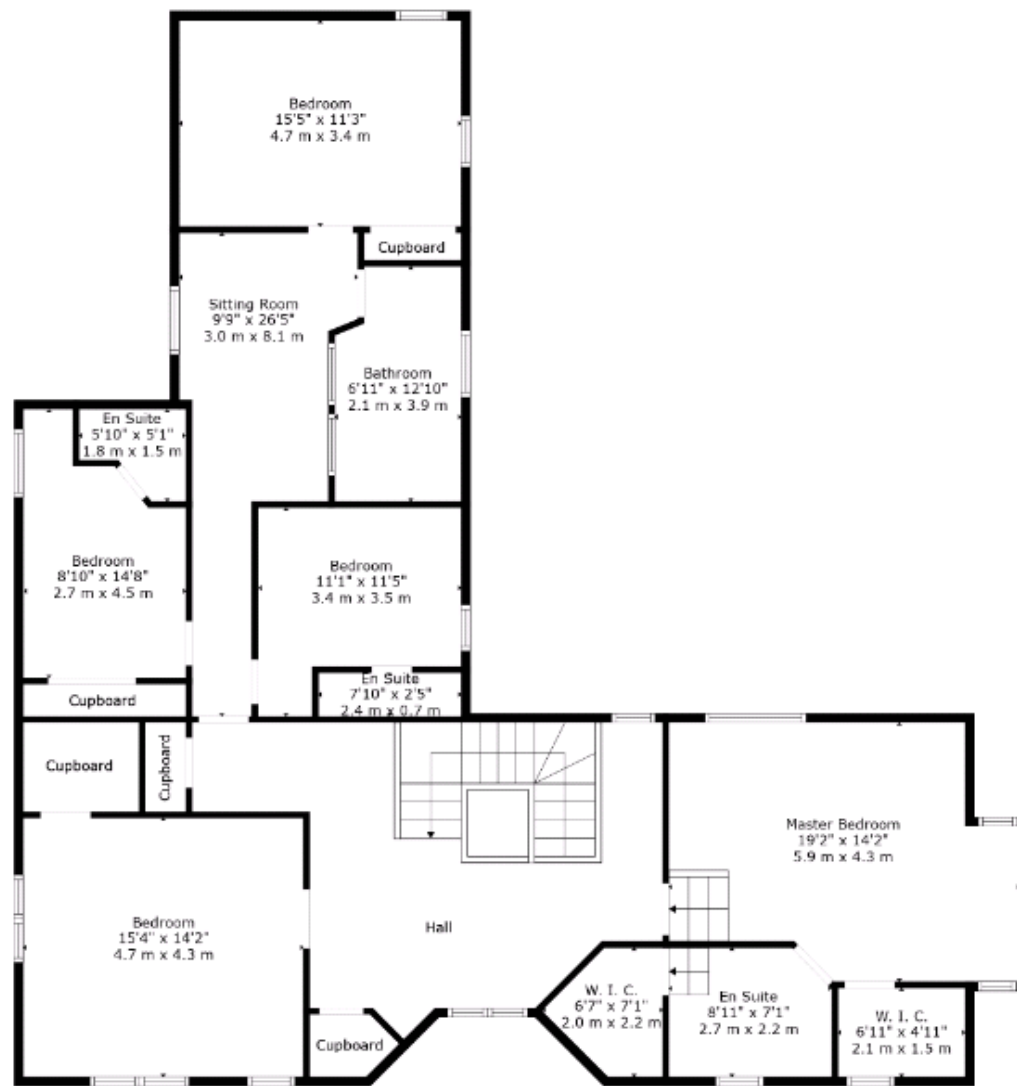


Annexe





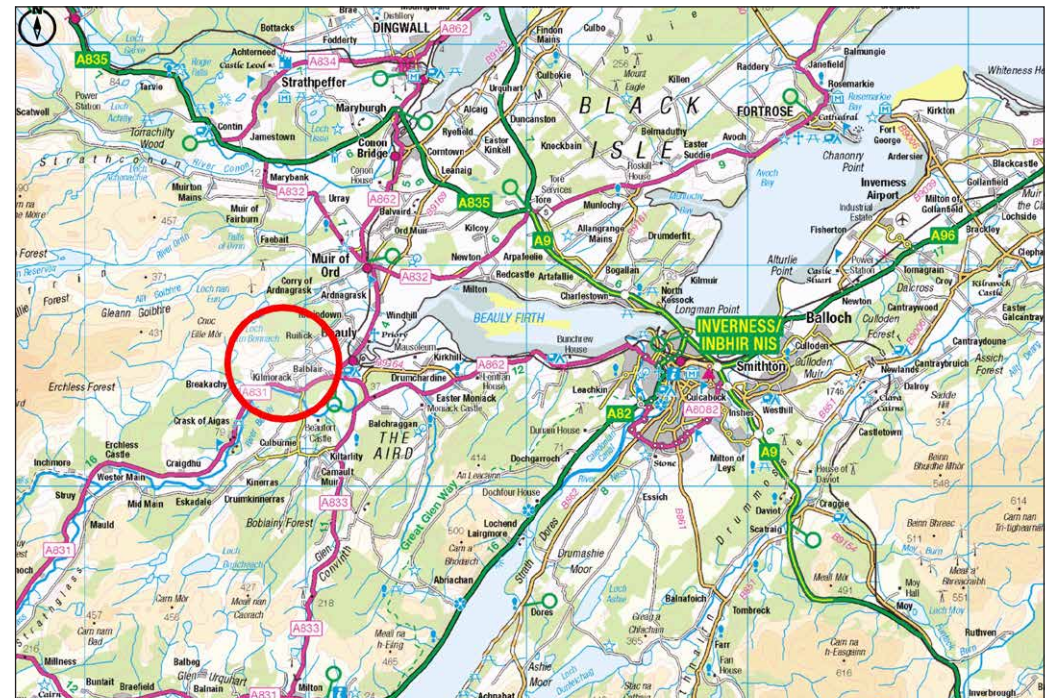
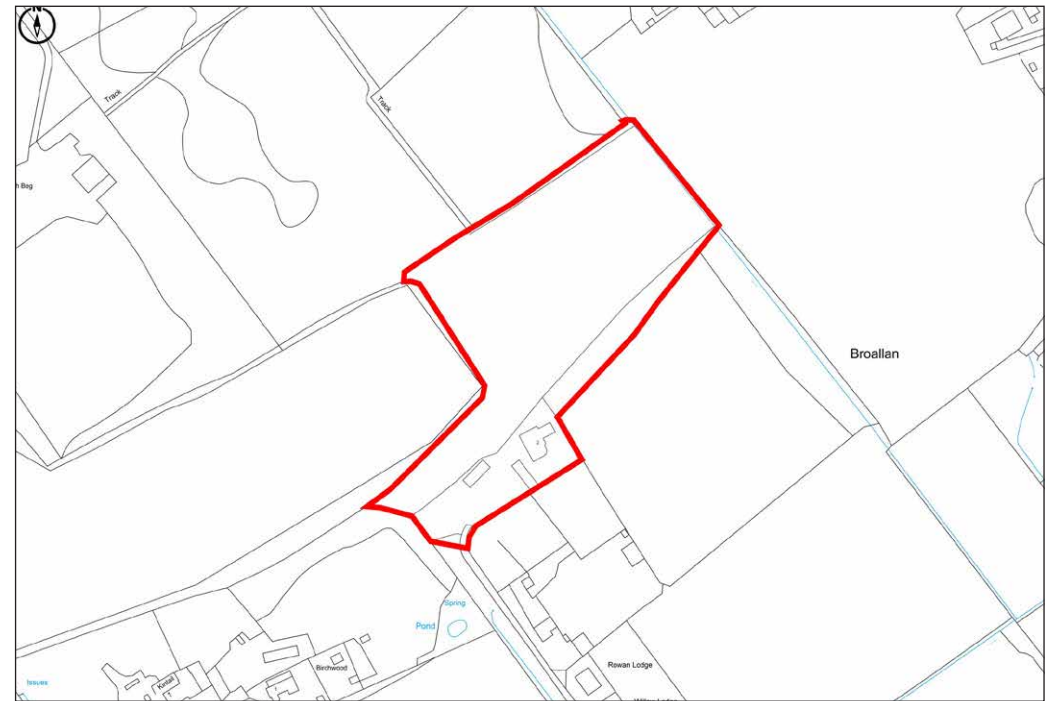
Floor 1



Floor 2

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 April 2024







Galbraith



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