

Galbraith

**BALCARSE FARM**  
KIRKHILL, INVERNESS



## BALCARSE FARM, KIRKHILL, INVERNESS

**A well-managed registered farm with extended and modernised farmhouse.**

Beauly 3 miles. ■ Inverness 7 miles

- Two Reception Rooms. Three Bedrooms.
- A good range of agricultural buildings.
- Excellent equestrian facilities.
- Good quality, level grassland.
- Amenity woodland and an area of foreshore on the Beauly Firth.
- Planning consent for caravan.

**About 22 hectares (54 acres) in all.**

**Offers over £850,000**

# Galbraith

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket





### SITUATION

Balcarse Farm lies close to Beaulie in Inverness-shire and is in a delightful setting with grounds extending to the shores of the Beaulie Firth. The property comprises a modernised and extended farmhouse, a range of good quality outbuildings including excellent equestrian facilities, approximately 40 acres of well-managed grassland, amenity woodland and a portion of foreshore which falls within an SSSI.

The surrounding countryside is peaceful and unspoilt and varies from a dramatic inland landscape to coastal plains providing a haven for many rare species of plants and wildlife as well as offering a wide range of rural pursuits. World class salmon fishing is available on the River Beaulie, while the quiet countryside with its network of single track roads and forest tracks makes it an ideal area for cycling, riding and walking. The west coast, with its excellent sailing, is within easy reach and the National Nature Reserves of Glen Affric and Strathfarrar are just a short distance away. Balcarse Farm itself offers excellent amenity with walks direct from the house and the potential for bird watching and wildfowling on the Beaulie Firth.

Beaulie is a traditional and prosperous town just a short drive from Balcarse Farm and has a good range of independent shops, hotels and a railway station. Primary schooling is available at Kirkhill School and secondary schooling is available in both Inverness and Drumadrochit. Inverness has all the facilities of a modern city including its airport with regular flights to the south.

### DESCRIPTION

Balcarse Farm was bought by the current owners in 2018 and in 2019 they converted the existing farmhouse from a 1.5 storey to almost a two storey dwelling. Using the same footprint, the layout has been reconfigured to create a superb interior suitable for modern day family living. The accommodation is beautifully appointed and presented, while the house is highly energy efficient with excellent levels of insulation, aluminium clad double glazing, underfloor heating and wood burning stoves. The house is south facing and filled with natural light, with wide views over its land towards mature mixed woodland on the southern boundary.

### ACCOMMODATION

Ground Floor - Open plan Family Room, Dining Room and Kitchen. Sitting Room. Utility/Boot Room. Shower Room.  
 First Floor - Master Bedroom with en suite Shower Room. Two further Bedrooms. Family Bathroom.

### GARDEN GROUNDS

The property is approached from the public road via a track over which the owners have a right of access. This leads to a gateway opening to a drive leading to the yard and parking area at the rear of the house.

The garden is to the front of the house and is laid mainly to lawn, fringed and interspersed with mature trees. Adjacent to the house is a flagstone terrace enclosed by raised, stone-edged beds planted with a colourful mix of herbs and perennials.

### MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items may be available by separate negotiation.

### 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>



## OUTBUILDINGS

The outbuildings and yard lie to the rear of the farmhouse and these too have been improved by the sellers.

### Agricultural Building

30 m x 17.6 m

A metal framed agricultural building, with power, light, and sand and fibre surface. Currently used as an indoor manege.

### Nissen Hut

27.4 m x 8.5

With electric roller door, power, light and water.

### Steading/Stabling

23.5 m x 6.4 m

Of stone and slate construction and with power, light and water. With six loose boxes all with rubber matting. WC. External staircase to former hay loft.

### Cattle Court/Stabling

19.1 m x 15.6 m

Of concrete frame, block walls and corrugated roof construction. With nine loose boxes, power, light, water and feed preparation area.

### Tack Room/Feed Store

9.4 m x 5.6 m

With power and light.

### Hay Store

13.9 m x 9.2 m

With concrete frame and corrugated roof.

### Outdoor Riding Arena

40 m x 20.5 m

With sand and rubber all-weather surface, surround fencing and flood lighting.

## THE LAND

The land at Balcarse Farm extends to approximately 54 acres (22 hectares) and is classed as Grade3(1) by the James Hutton Institute for Soil Research.

The grassland, which extends to approximately 40 acres, is well-managed and has been recently fertilised, the drainage improved, and a hard-core track upgraded and extended giving vehicular access to all the fields. The land is divided into a number of grazing units, all with water. Hay is cut in rotation off approximately 50% of the land.

A block of amenity woodland of about 8 acres lies on the south-western boundary, while the foreshore, extending to about 4 acres and falling within the Beauly Firth Site of Special Scientific Interest, is to the north of the railway line and offers the opportunity for wildfowling.

Grassland	40 acres (16.2 hectares)
Foreshore	4 acres (1.4 hectares)
Amentiy Woodland	8 acres (3.35 hectares)
Roads, yard, buildings and garden	2 acres (0.8 acres)

## PLANNING CONSENT

Full planning consent REF: 21/05496/FUL <https://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=summary&keyVal=R32GYMIHKIPO0> was granted in May 2022 for a temporary structure such as a caravan to be sited within the grounds of Balcarse Farm.

## RIGHT OF ACCESS

There is a right of access over the Balcarse Farm driveway in favour of the owners of the neighbouring property to the north-east of Balcarse Farm.

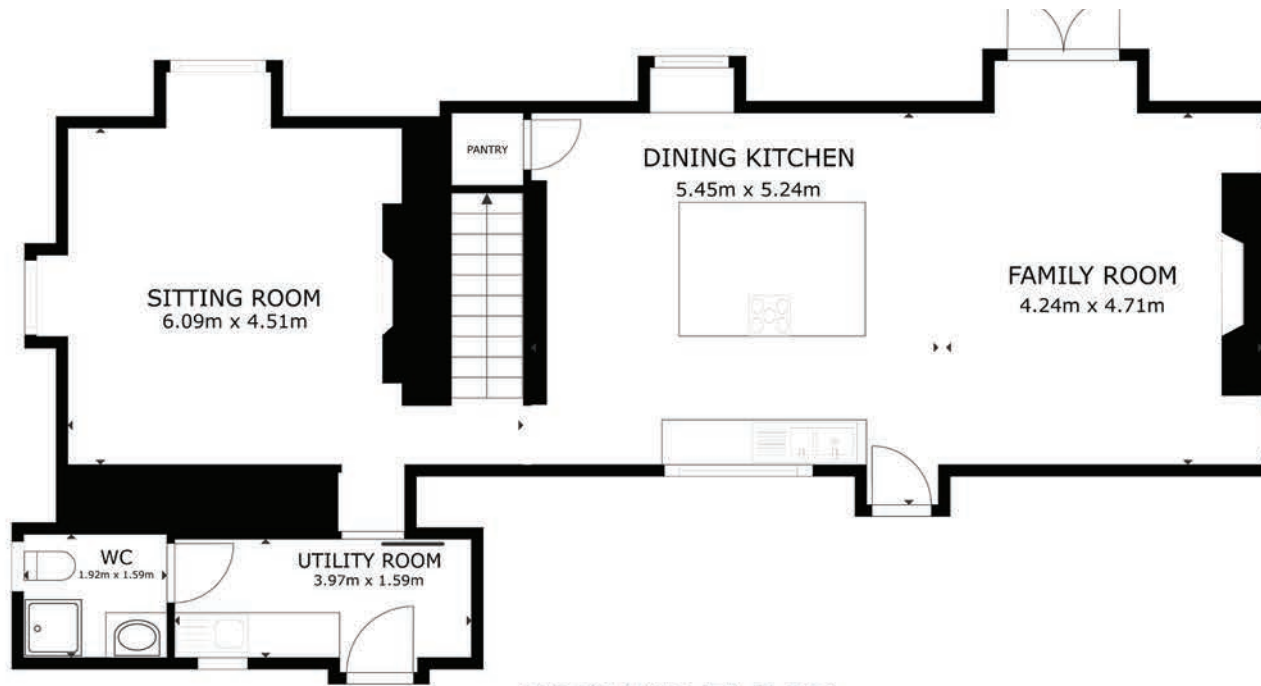




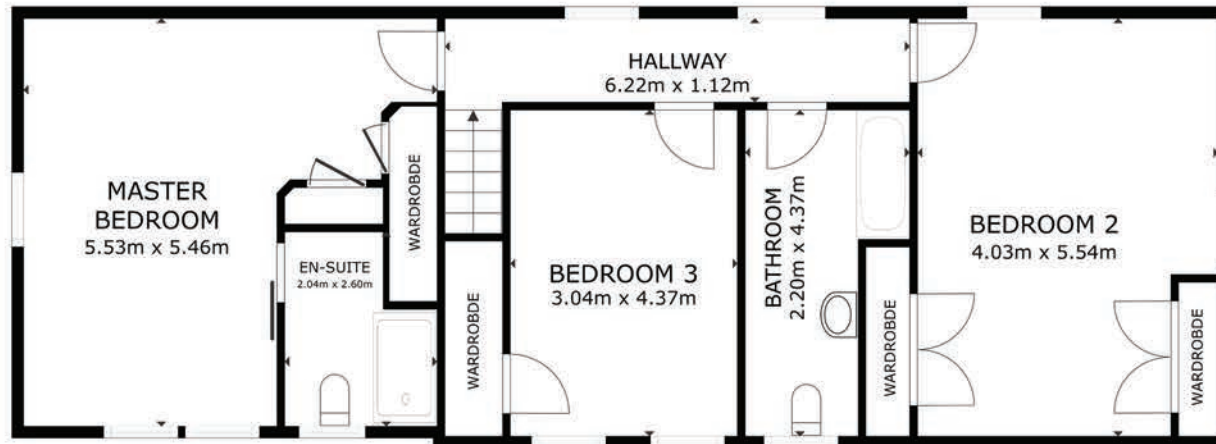








GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

## DIRECTIONS

Exact grid location – What3Words - \\\ https://w3w.co/lung.choppers.clotting

## MOVEABLES

The rubber matting in the loose boxes and saddle and bridle racks in the tack room are included in the sale. Further items may be available by separate negotiation.

The agricultural machinery is available by separate negotiation. An inventory is available on request.

## 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

IV5 7PU

## SOLICITORS

Munro & Noble  
26 Church Street  
Inverness

## 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

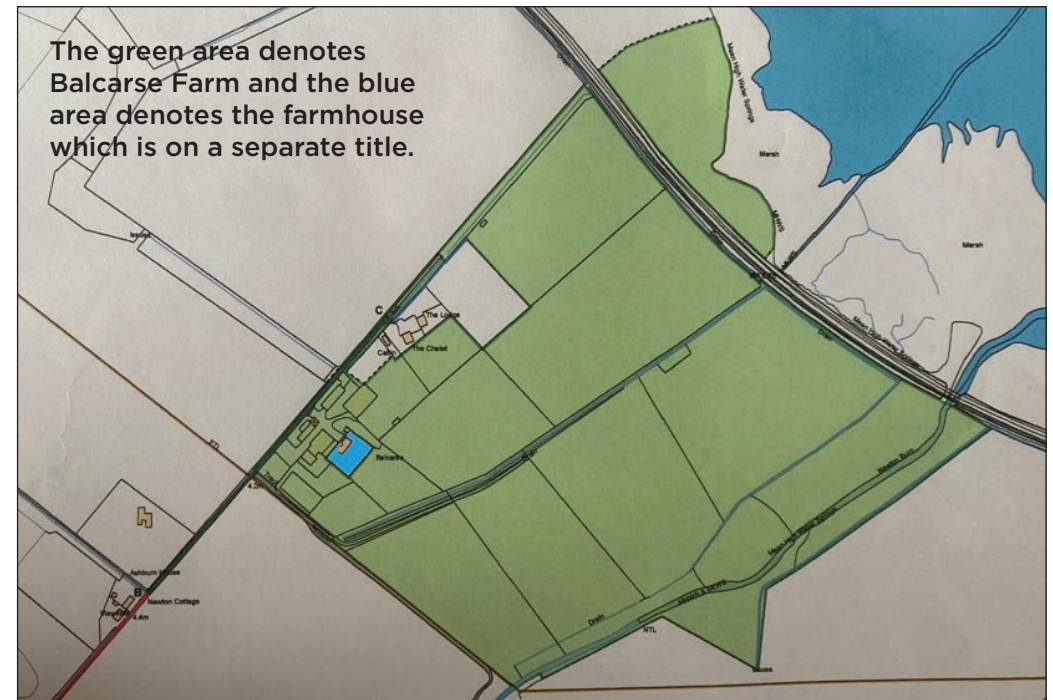
Failure to provide required identification may result in an offer not being considered.

## MORTGAGE FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Rod Christie on 01343 546362. Email: rod.christie@galbraithgroup.com

## 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 July 2024.





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