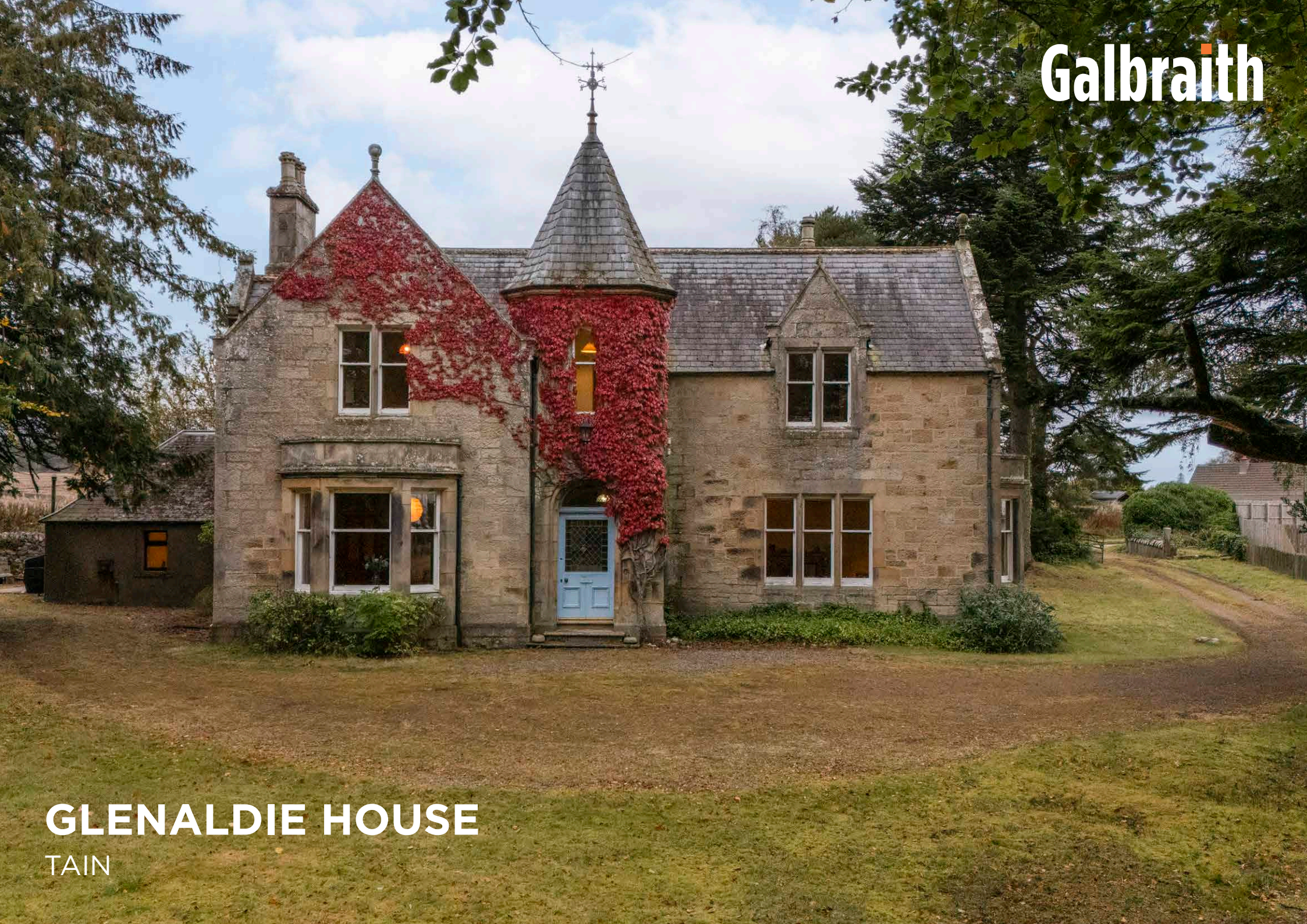


Galbraith

GLENALDIE HOUSE

TAIN





GLENALDIE HOUSE, TAIN

A handsome country house in need of modernisation.

Tain 2 miles. ■ Inverness 32 miles. ■ Airport 40 miles.

- Three Reception Rooms. Five bedrooms.
- Beautifully proportioned rooms retaining original features.
- Established formal gardens in need of renovation.
- Framed views to arable farmland and the Sutherland hills.
- Secluded but accessible setting.

About 0.3 hectares (0.74 acres) in all.

Offers Over £460,000

Galbraith

Inverness
01343 546362
inverness@galbraithgroup.com

 OnTheMarket





OSITUATION

Glenaldie House lies close to the historic Royal Burgh of Tain on the Tarbat peninsula in Easter Ross. The handsome house sits in established grounds, protected by mature hedging and woodland and with framed, south-facing views over arable farmland. The property has been unoccupied for two-and-a-half years and both the house and grounds are now in need of renovation. However, the house has many original features and the grounds retain the structure of the formal gardens and so offer a wonderful opportunity to restore a traditional country property.

The Tarbat Peninsula is a promontory lying to the north of Inverness between the Dornoch and Cromarty Firths. The area 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

Glenaldie is a handsome traditional country house with spacious and well laid out accommodation. The property has been in the same family for many years and, although now in need of renovation, retains traditional features such as its two storey tower, well-proportioned rooms, beautiful woodwork, ornate plasterwork and original fireplaces. There have been some recent improvements carried out including the installation of a number of double glazed windows and conversion of the scullery and outhouse to a garden room with disabled access shower room.

ACCOMMODATION

Ground Floor – Entrance Vestibule. Entrance Hall. Drawing Room. Dining Room. Winter Sitting Room. Garden Room. Dining Kitchen. WC. Disabled Shower Room.
First Floor – Master Bedroom. Four further Bedrooms. Study/Reading Room. Bathroom. Walk-in Store Room.







GARDEN GROUNDS

The property is approached from the public road, a gateway opening to a driveway and a parking area in front of the house. There is a secondary entrance from the public road to the rear of the property.

The grounds extend to approximately 0.74 acres. Although now somewhat overgrown, the structure of the original gardens can still be seen with a main lawn to the front of the house, fringed with mature hedging and paths that lead to a formal kitchen and flower garden with box-edged paths. Mature trees, including a line of Lombardy poplars, fringe the boundary and provide shelter as well as creating framed views over the surrounding landscape.

OUTBUILDINGS

Within the grounds is a timber garage and a greenhouse.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil fired	G	Available*	Available*	F	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 - \\\\/initiated.bracelet.unscrew

MOVEABLES

Glenaldie House is sold as seen with the exception of the rocking horse and one painting (to be highlighted during viewings).

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.



GLENALDIE HOUSE, TAIN IV19 1NH



GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA
FLOOR 1: 227 m², FLOOR 2: 176 m²
TOTAL: 403 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

POST CODE

IV19 1NH

SOLICITORS

Munro and Noble

4 Church Street

Dingwall

IV15 9SB

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 September 2024.







Galbraith


RESPONSIBLY PRINTED
PLEASE RECYCLE