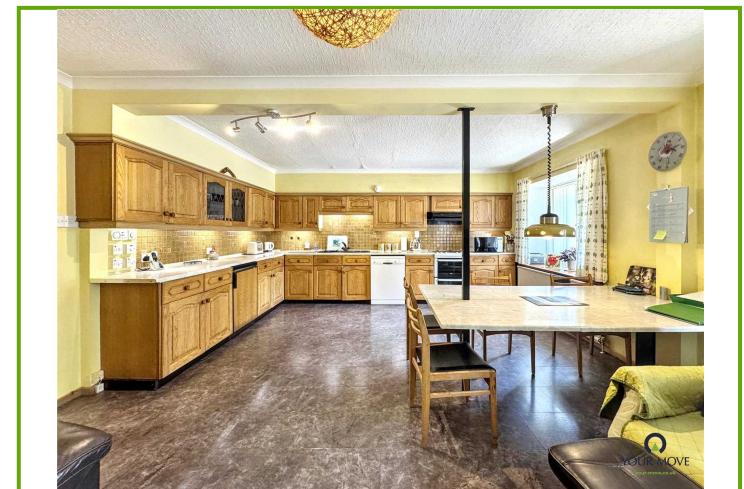
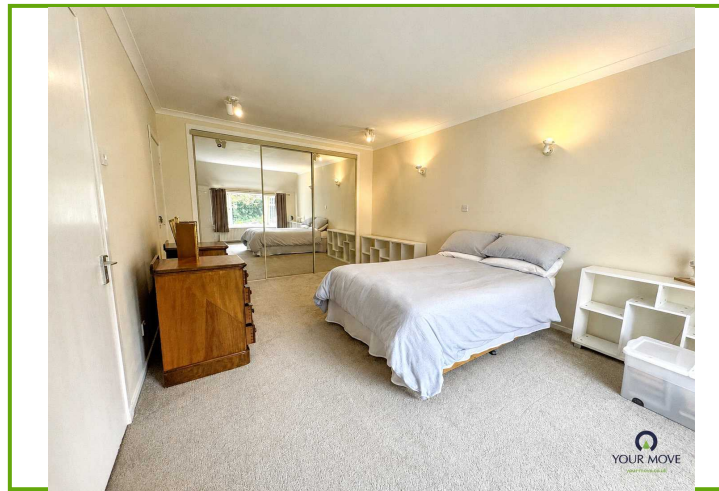




Glendale, Strathpeffer, Highland,  
IV14

Offers in the region of:  
£455,000

Tenure: Freehold



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Glendale, Strathpeffer, Highland, IV14  
Offers in the region of: £455,000 Tenure: Freehold

Council Tax Band: G  
EPC Rating: E

**The Property**  
\*£45,000 below Home Report valuation\* A truly exceptional opportunity to own one of the Highlands' most distinctive homes. This remarkable detached church conversion effortlessly combines stunning period architecture with stylish, versatile living, all set within generous private grounds in the heart of the charming village of Strathpeffer.

Full of character and original features, this unique residence offers an abundance of flexible living space, complemented by a self-contained annex ideal for multi-generational living, visiting family and friends, a home business, or providing an excellent opportunity for supplementary rental income.

Occupying a private yet central position, the property benefits from oil-fired central heating, double glazing, and extensive off-road parking, while being just a short stroll from the village's excellent local amenities, woodland walks, cafes, and renowned golf course.

Offering an outstanding blend of history, space, and lifestyle, this is a rare chance to secure a truly one of a kind home. Early viewing is highly recommended to fully appreciate everything this remarkable property has to offer.

**Entrance Hall**  
An inviting entrance hall welcomes you into the home, offering space for coats, boots, and everyday essentials while creating a warm first impression.

**Living Room**  
20' x 14'9" (6.1m x 4.5m)  
A beautifully bright and spacious main reception room, enhanced by multiple front and side facing windows that flood the space with natural light. Perfectly designed for relaxing with family or entertaining guests, this welcoming room offers both comfort and versatility.

**Dining Room**  
15'5" x 10'6" (4.7m x 3.2m)  
Designed for bringing people together, the formal dining room offers a bright and welcoming space with a large front-facing window, ideal for everything from family dinners to entertaining friends.

**Kitchen/Family Room**  
21' x 15'5" (6.4m x 4.7m)  
A spacious and well appointed fitted kitchen featuring a range of modern base and wall units, generous worktop space, and plenty of room for everyday family life. The open plan layout creates a sociable hub of the home, ideal for relaxed dining, entertaining, and spending time together.

**Utility Room**  
15'5" x 9'10" (4.7m x 3m)  
A practical and well designed utility room offering space for additional appliances, useful storage, and direct access to the outdoors, providing the perfect balance of convenience for everyday living.

**Shower Room 1**  
A stylish and well appointed ground floor shower room, thoughtfully designed to provide added convenience for both residents and visiting guests.

**Landing**  
Carpeted landing leading to bedrooms.

**Bedroom 1**  
17'9" x 14'9" (5.4m x 4.5m)  
A generous and inviting principal bedroom enjoying peaceful views over the garden, complete with built-in triple mirrored wardrobes and the added convenience of a private shower cubicle and wash basin.

**Family Bathroom**  
A well proportioned family bathroom, centrally positioned to provide convenient access from the main bedrooms, offering a practical and comfortable space for everyday living.

**Bedroom 2**  
15'9" x 11'2" (4.8m x 3.4m)  
A generous second double bedroom, ideally positioned close to the shower room, offering excellent versatility for family living or guest accommodation.

**Bedroom 3**  
13'5" x 11'2" (4.1m x 3.4m)  
Boasting three built-in wardrobes and a bright, pleasant outlook, this well proportioned room offers both comfort and excellent storage.

**Bedroom 4**  
15'9" x 10'2" (4.8m x 3.1m)  
A spacious and versatile fourth bedroom featuring a convenient wash basin, ideal for guests, older children or as a dedicated home office.

**Bedroom 5**  
15'9" x 10'2" (4.8m x 3.1m)  
A versatile room currently utilised as a bedroom, offering excellent flexibility as a child's bedroom, home office or hobby room.

**Shower Room 2**  
A well appointed first floor shower room featuring a walk-in shower, providing added convenience, privacy and practicality.

**Attic Room**  
36'1" x 20' (11m x 6.1m)  
An impressive and versatile attic space brimming with character, reflecting the property's heritage while offering a bright and generous area ideal as a studio, playroom or subject to the necessary consents, further conversion.

**Annex/Bedroom**  
12'10" x 12'2" (3.9m x 3.7m)  
A self-contained room with its own en-suite shower room and WC, offering excellent flexibility for guests, extended family or potential rental opportunities.

**Annex Living Room**  
16'9" x 12'10" (5.1m x 3.9m)  
A comfortable living area with a fitted kitchen, creating a practical and self-contained space ideal for independent living.

**Garden & Location**  
The beautifully maintained garden is a true highlight, thoughtfully landscaped with an attractive variety of mature flowers, shrubs and established planting, creating a colourful and private outdoor retreat. Additional features include a car port, traditional coal bunker, dedicated BBQ area, garden shed and external access to a cellar, offering excellent storage or exciting potential for further development.

Strathpeffer is one of the Highlands' most sought-after villages, renowned for its rich Victorian heritage, picturesque surroundings and welcoming community. The village offers an excellent range of everyday amenities including a primary school, independent shops, cafes, hotels and restaurants. Its famous Spa Pavilion and historic Victorian Square host a variety of community events and cultural attractions throughout the year. The nearby town of Dingwall, approximately 5 miles away, provides a wider selection of shops, supermarkets and transport connections, while the Highland capital of Inverness is around 18 miles away, offering extensive retail, leisure and travel facilities. Surrounded by stunning countryside, the area is a haven for outdoor enthusiasts, with opportunities for golf, fishing, sailing, hill walking, cycling, horse riding and wildlife photography all within easy reach.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

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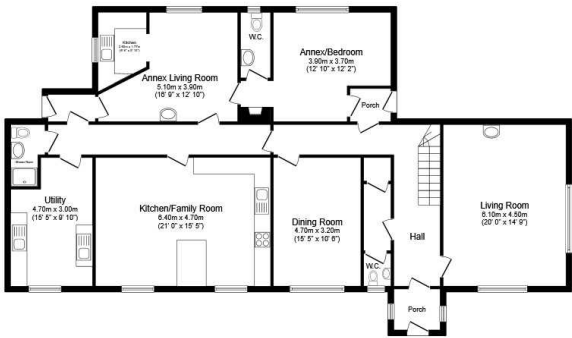
**All Measurements**  
All Measurements are Approximate.

**Laser Tape Clause**  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

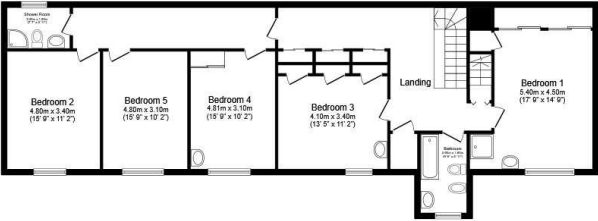
**Floorplan Clause**  
Measurements are approximate. Not to Scale. For illustrative purposes only.



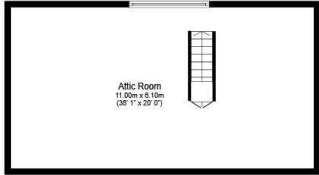
For full EPC please contact the branch.



Ground Floor



First Floor



Second Floor

Total floor area 363.3 m² (3,911 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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| Energy Efficiency Rating                    |                                                                                     |                                                                                                                        |
|---------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
|                                             | Current                                                                             | Potential                                                                                                              |
| Very energy efficient - lower running costs |                                                                                     |                                                                                                                        |
| (92+) <b>A</b>                              |  |                                     |
| (81-91) <b>B</b>                            |                                                                                     |                                                                                                                        |
| (69-80) <b>C</b>                            |                                                                                     |                                                                                                                        |
| (55-68) <b>D</b>                            |                                                                                     |                                                                                                                        |
| (39-54) <b>E</b>                            |                                                                                     |                                                                                                                        |
| (21-38) <b>F</b>                            |                                                                                     |                                                                                                                        |
| (1-20) <b>G</b>                             |                                                                                     |                                                                                                                        |
| Not energy efficient - higher running costs |                                                                                     |                                                                                                                        |
| England, Scotland & Wales                   |                                                                                     | <div>EU Directive 2002/91/EC</div>  |