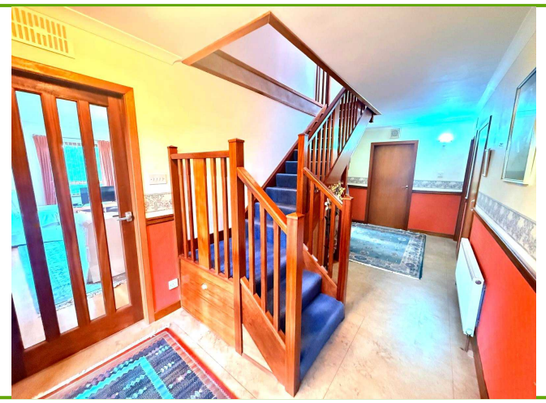
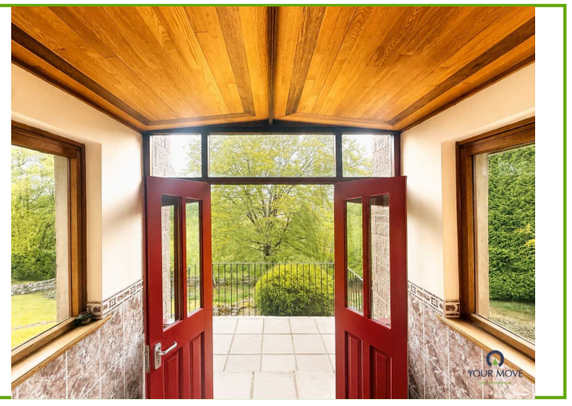
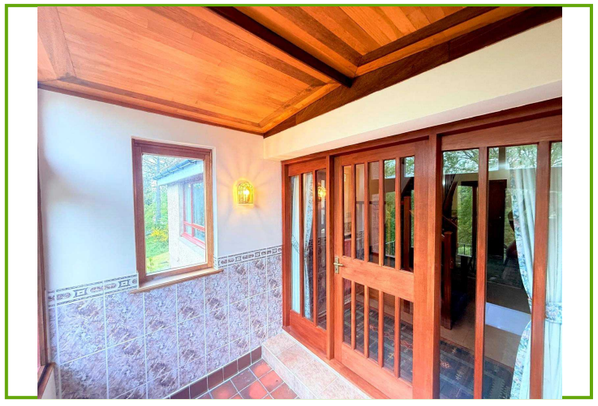
















Boreas, Foxhole, Kiltarlity, Beauly,
Highland, IV4

Offers Over: £310,000

Tenure: Freehold

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The Property Ombudsman

Boreas, Foxhole, Kiltarlity, Beauly, Highland, IV4

Offers Over: £310,000 Tenure: Freehold

Council Tax Band: F
EPC Rating: E

The Property

Now £15,000 Under Home Report Valuation

Presenting this stunning detached home located in the peaceful rural village of Foxhole, Kiltarlity, a truly charming Highland property offering generous accommodation, characterful features and breath taking countryside surroundings.

Set within a picturesque setting, this beautifully presented four-bedroom home combines traditional charm with comfortable modern living. From the moment you step into the welcoming front porch, overlooking the gardens and surrounding views, the property immediately offers a warm and inviting feel. large windows and elegant period details throughout enhance the sense of space and natural light.

The spacious lounge provides an ideal setting for relaxing or entertaining, whilst the well appointed kitchen/diner offers excellent workspace and storage, perfectly suited to modern family life. With four generously proportioned bedrooms spread across two levels and two bathrooms, this home provides flexible accommodation ideal for families, remote working or those seeking peaceful rural living with room to grow.

Surrounded by stunning Highland scenery whilst remaining conveniently positioned for access to Inverness, Beauly and local amenities, this exceptional property offers the perfect balance of tranquillity and convenience.

Front Porch
7'5" x 6' (2.26m x 1.83m)
A charming and inviting entrance porch perfectly positioned to enjoy the surrounding gardens and peaceful countryside views, an ideal spot to unwind with a morning coffee while taking in the tranquil Highland setting.

Entrance Hall
A spacious and welcoming central hallway setting the tone for the rest of the home, featuring an airy feel and access to the beautifully proportioned accommodation throughout.

Lounge
17'9" x 14'11" (5.4m x 4.55m)
An impressive and beautifully bright reception room offering an abundance of natural light through large windows. This elegant space provides the perfect environment for both cosy evenings in and entertaining family and friends, whilst showcasing the property's charming period character.

Kitchen/Diner
17'9" x 11'3" (5.4m x 3.43m)
The heart of the home, this spacious kitchen/diner offers excellent storage, generous worktop space and ample room for family dining. A fantastic social space ideal for modern family living, with plenty of room for hosting and everyday gatherings.

Utility Room
10'10" x 6'7" (3.3m x 2m)
A highly practical and well-sized utility room providing additional storage and laundry space, helping to keep the main living areas effortlessly organised.

Primary Bathroom
10'10" x 6'6" (3.3m x 1.98m)
A spacious family bathroom to provide comfort and convenience, perfectly serving the ground floor accommodation. fitted with bath, a separate shower, wash hand basin and WC.

Primary Bedroom
13'9" x 10' (4.2m x 3.05m)
A generously proportioned and peaceful double bedroom enjoying lovely natural light and a relaxing atmosphere, ideal for ground floor living or guest accommodation.Bedroom 2
9'11" x 9'5" (3.02m x 2.87m)
A bright and versatile room offering flexibility as a comfortable bedroom, nursery, dressing room or home office.

Landing
A bright upper landing creating an open and airy feel whilst providing access to the spacious first floor accommodation.

Bedroom 3
18'3" x 17'10" (5.56m x 5.44m)
An outstandingly spacious double bedroom withmpressive proportions, offering a peaceful retreat with elevated views across the surrounding countryside. A truly versatile room with ample space for additional seating or dressing areas.

Bedroom 4
18'2" x 16'1" (5.54m x 4.9m)
Another exceptionally generous bedroom bursting with natural light and character, perfectly suited as a luxurious guest suite, family bedroom or additional living space.

Bathroom 2
5'9" x 6'11" (1.75m x 2.1m)
Conveniently positioned first floor bathroom providing practical accommodation for family living and visiting guests.

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.

Garden and Location
The property is complemented by beautifully positioned gardens which perfectly embrace the stunning Highland surroundings. Offering a wonderful balance of open outdoor space and privacy, the gardens provide an ideal setting for relaxing, entertaining or simply enjoying the peaceful countryside atmosphere.

Surrounded by scenic rural views, the outdoor space offers excellent potential for family enjoyment, outdoor dining and gardening enthusiasts alike. The charming front porch overlooks the garden beautifully, creating a seamless connection between the home and its tranquil setting.

The property also benefits from a useful garage, providing excellent additional storage, secure parking or workshop potential, ideal for those requiring extra practical space for outdoor equipment, hobbies or family living.

Whether enjoying summer evenings outdoors, watching the changing seasons across the surrounding countryside or taking advantage of the peaceful village location, the gardens and garage further enhance the unique lifestyle this wonderful home has to offer.


For full EPC please contact the branch.

Foxhole is situated within the desirable rural community of Kiltarlity, a highly sought-after Highland village known for its scenic beauty, welcoming community atmosphere and excellent access to outdoor pursuits. The area offers a fantastic balance of peaceful countryside living whilst remaining within easy commuting distance of Inverness.

Kiltarlity itself benefits from local amenities including a village shop, primary schooling, community hall and nearby woodland walks, making it ideal for families and outdoor enthusiasts alike.

The nearby historic village of Beauly, located only a short drive away, offers a wider range of amenities including independent shops, cafes, restaurants, supermarkets and a train station with links to Inverness and beyond. Beauly is renowned for its charming village centre, beautiful Priory ruins and access to some of the Highlands' most stunning scenery.

The surrounding area provides endless opportunities for walking, cycling, fishing and exploring the Highlands, making this an exceptional location for those seeking a relaxed rural lifestyle without sacrificing convenience.

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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.

Approx Gross Internal Area
168 sq m / 1806 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.