















Woodland House, Tomatin,
Inverness, Highland, IV13

Offers Over: £525,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Woodland House, Tomatin, Inverness, Highland, IV13

Offers Over: £525,000 Tenure: Freehold

Council Tax Band: F
EPC Rating: D

Entrance Vestibule
5' x 9'11" (1.52m x 3.03m)
A welcoming entrance into the property, providing access through to the main accommodation and incorporating a useful adjoining utility/store area.

Lounge
13'5" x 17'2" (4.1m x 5.24m)
An impressive and comfortable main reception room enjoying plenty of natural light from its broad feature window. A striking stone-clad fireplace with wood-burning stove forms the focal point, while the generous proportions allow ample space for a variety of furniture configurations.

Kitchen/Dining Room
19'8" x 21'1" (6.00m x 6.43m)
A superb open-plan space forming the social heart of the home. The kitchen is fitted with an extensive range of contemporary white wall and base units complemented by timber-effect work surfaces, tiled splashbacks and together with a Rangemaster cooker with Calor gas hob. There is generous space for a large dining table and additional seating, while French doors open directly onto the courtyard, creating an excellent connection between the indoor and outdoor entertaining areas.

Utility/Store
3'6" x 10' (1.06m x 3.06m)
A practical ancillary space positioned close to the entrance and kitchen, providing useful additional storage and utility facilities.

Hallway
A spacious central hallway connecting the principal living accommodation with the bedroom wing and providing access throughout the home.

Main Bedroom
19'4" x 9'8" (5.9m x 2.95m)
A generously proportioned principal bedroom with ample space for freestanding furniture and an attractive outlook over the grounds. The room benefits from its own adjoining wardrobe/dressing area and en-suite shower room.

Wardrobe/Dressing Area
6'9" x 6'4" (2.07m x 1.94m)
Positioned between the main bedroom and en-suite, this useful area provides dedicated storage and enhances the sense of separation within the principal bedroom suite.

En-suite
6'9" x 8'2" (2.06m x 2.48m)
A contemporary en-suite fitted with a shower, WC and wash hand basin, finished in a modern style.

Bedroom 2
19'5" x 8'1" (5.92m x 2.46m)
A particularly spacious double bedroom offering excellent proportions and flexibility, with room for a range of bedroom furniture.

Bedroom 3
12'3" x 13'1" (3.74m x 4m)
Another well-sized double bedroom, bright and comfortably proportioned, providing excellent accommodation for family members or guests.

Bedroom 4
12' x 9'8" (3.66m x 2.95m)
A further attractive double bedroom with built-in storage and a neutral decorative finish.

Bedroom 5
14' x 8'2" (4.26m x 2.5m)
A versatile bedroom currently arranged as a twin room, with built-in wardrobes providing useful storage.

Bedroom 6
7'10" x 9'9" (2.39m x 2.97m)
The sixth bedroom is currently a dedicated home-working space positioned off the main hallway, ideal for those working remotely or alternatively suitable as a study, hobby room or additional flexible space.

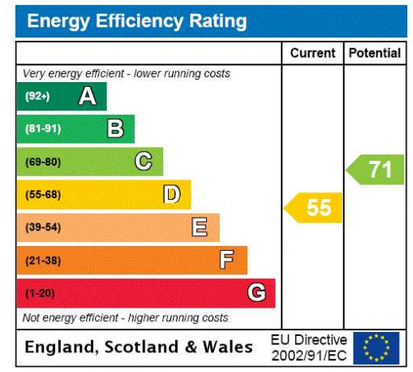
Bathroom 1
7'7" x 9'11" (2.3m x 3.02m)
A stylish family bathroom fitted with a bath and overhead shower, WC and wash hand basin, complemented by contemporary finishes and a rooflight bringing additional natural light into the room.

Bathroom 2
9'11" x 6'10" (3.02m x 2.09m)
A particularly striking bathroom featuring a freestanding bath together with a separate walk-in shower enclosure, WC and vanity wash hand basin. Contemporary tiling, dark feature walls and modern fittings create a smart, luxurious finish.

Annexe
18'8" x 12'8" (5.68m x 3.86m)
A highly versatile detached building extending to approximately 235 sq ft and currently arranged as an open-plan living/bedroom area with a fitted kitchenette and separate shower room. French doors open directly onto its own enclosed garden and designated parking area, making this an excellent option for guest accommodation, home working, hobbies or a variety of other uses, subject to any necessary consents.

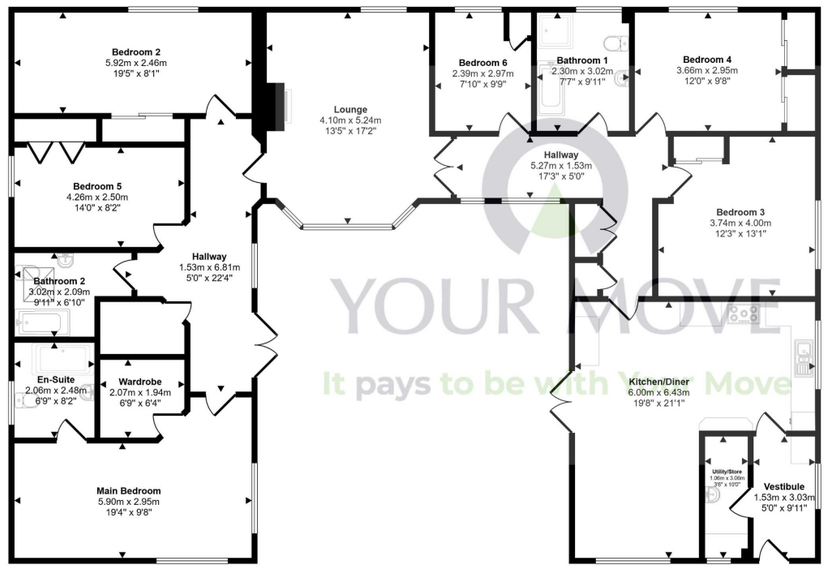
External
Woodland House sits within extensive, beautifully established grounds bordered and interspersed with mature trees, creating an impressive woodland setting and excellent degree of privacy. Generous lawned areas provide substantial outdoor space, while landscaped sections, pathways and established planting add further character. A sheltered paved courtyard sits between the wings of the property and is directly accessible from the kitchen/dining room, providing an excellent area for outdoor dining and entertaining. The grounds also incorporate a large timber workshop which is fully insulated and benefiting from a power supply, a dedicated covered log store and a well positioned bin store. The property is approached through a private gated entrance opening onto a substantial driveway, providing generous off-road parking and an attractive first impression of the house and surrounding grounds.

Additional & Location
Woodland House benefits from LPG heating, double glazing and an EPC rating of Band D. Tomatin is well placed for those seeking a quieter Highland lifestyle while retaining straightforward access to Inverness and the wider region. The nearby A9 provides convenient road connections north towards Inverness and south towards Aviemore, the Cairngorms and central Scotland.



For full EPC please contact the branch.

Your Move is a trading name, independently owned and operated under licence from your-move.co.uk Limited, by Steve Hardaker Limited, (company number 06234698), registered in England at 75 Larch Drive, Stanwix, Carlisle, Cumbria CA3 9FJ. VAT registration no: 437854559. Letting Agent Registration Number is LARN2305007
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.



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.

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.