



Kinrive, Main Road, Fearn, Tain,
Highland, IV20

Offers Over: £380,000

Tenure: Freehold



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Council Tax Band: F
EPC Rating: C

Set against a beautiful open countryside backdrop, this impressive detached home is filled with natural light and designed to make the most of its exceptional setting, with a striking vaulted sun room, generous accommodation and superb outdoor space.

Vestibule
A practical entrance vestibule provides an attractive introduction to the home and opens into the central hallway, from which the principal ground-floor accommodation is accessed.

Hallway
The spacious central hall provides access to the main reception rooms, ground-floor bedroom and shower room, with a staircase rising to the first floor. The layout gives the house a particularly natural flow between its living and sleeping accommodation.

Living Room
A generously proportioned reception room offering considerable flexibility for both family living and entertaining. Natural light is provided by windows to more than one aspect, while the feature fireplace creates an attractive focal point. The scale of the room allows for several seating areas as well as additional furniture, making this a comfortable yet characterful everyday living space.

Kitchen
The well-appointed kitchen is fitted with a comprehensive range of timber-fronted base and wall-mounted cabinetry complemented by contrasting work surfaces. There is generous preparation and storage space together with integrated cooking appliances, sink and space for additional freestanding appliances. Herringbone-style timber flooring continues through the kitchen and into the adjoining dining and garden room accommodation, creating a pleasing sense of continuity.

Dining/Sun Room
Arguably the standout room within the house, this impressive addition has been designed to maximise both natural light and the property's exceptional countryside setting. A dramatic vaulted ceiling rises above an extensive arrangement of glazing, including a striking full-height gable window framing far-reaching views across the surrounding fields towards the distant hills. Further glazed doors open directly onto the decking, allowing the room to connect seamlessly with the gardens during the warmer months. There is ample space for both dining and informal seating, while a contemporary wood-burning stove provides an attractive focal point and makes the room equally appealing throughout the year. The timber flooring further enhances the warmth and character of what is undoubtedly one of the property's defining spaces.

Utility Room
A dedicated utility room provides valuable additional storage and practical workspace, with fitted cabinetry, work surfaces, sink and provision for laundry appliances. This useful ancillary space helps keep the main kitchen free from day-to-day household functions.

Shower Room
Conveniently positioned on the ground floor and fitted with a modern suite, providing useful additional facilities for both residents and guests.

Landing
The staircase rises to a spacious first-floor landing from which the bedrooms and family bathroom are accessed. The generous landing and attractive timber detailing continue the sense of space found throughout the property.

Bedroom 1
A generous main bedroom enjoying excellent natural light and attractive views across the surrounding countryside. The room is enhanced by characterful coombed ceilings and benefits from both a walk-in wardrobe and private en-suite shower room, creating a particularly comfortable principal suite.

En-suite
Finished in a contemporary style with modern sanitaryware, vanity storage and shower facilities, complemented by extensive tiling and natural light from a roof window.

Walk-in Wardrobe
A dedicated dressing and storage area adjoining the principal bedroom, providing excellent additional wardrobe space.

Bedroom 2
A spacious double bedroom enjoying an impressive outlook across the surrounding countryside. The room is well proportioned for a large bed and additional freestanding furniture, with multiple windows bringing in an abundance of natural light.

Bedroom 3
A comfortable further bedroom, presently arranged as a twin room. The coombed ceilings add character, while the window provides good natural light. Equally suitable as a child's bedroom, guest room or home office.

Bedroom 4
Positioned on the ground floor, this well-proportioned bedroom provides flexible accommodation which may suit a variety of requirements. Its location close to the shower room also makes it particularly useful as guest accommodation, for multigenerational living or, alternatively, as a home office or additional reception room.

Bathroom
A stylish and generously proportioned bathroom finished with contemporary tiling and modern fittings. A freestanding oval bath provides a striking focal point, complemented by a modern vanity unit, WC and heated towel radiator.

Garage
A particularly useful detached garage offering considerably more than straightforward vehicle storage. Internally, there is substantial workshop and storage space, together with an upper-level storage area accessed by a timber staircase. The building would suit those requiring space for hobbies, outdoor equipment, bicycles or general storage, subject to any necessary consents for alternative uses.

External
The outdoor areas are an integral part of the appeal of the property and have clearly been arranged to make the most of the countryside and far-reaching views. Immediately adjoining the house is an extensive timber deck providing ample room for outdoor dining and seating. From here, the outlook extends uninterrupted across neighbouring farmland towards the hills beyond,



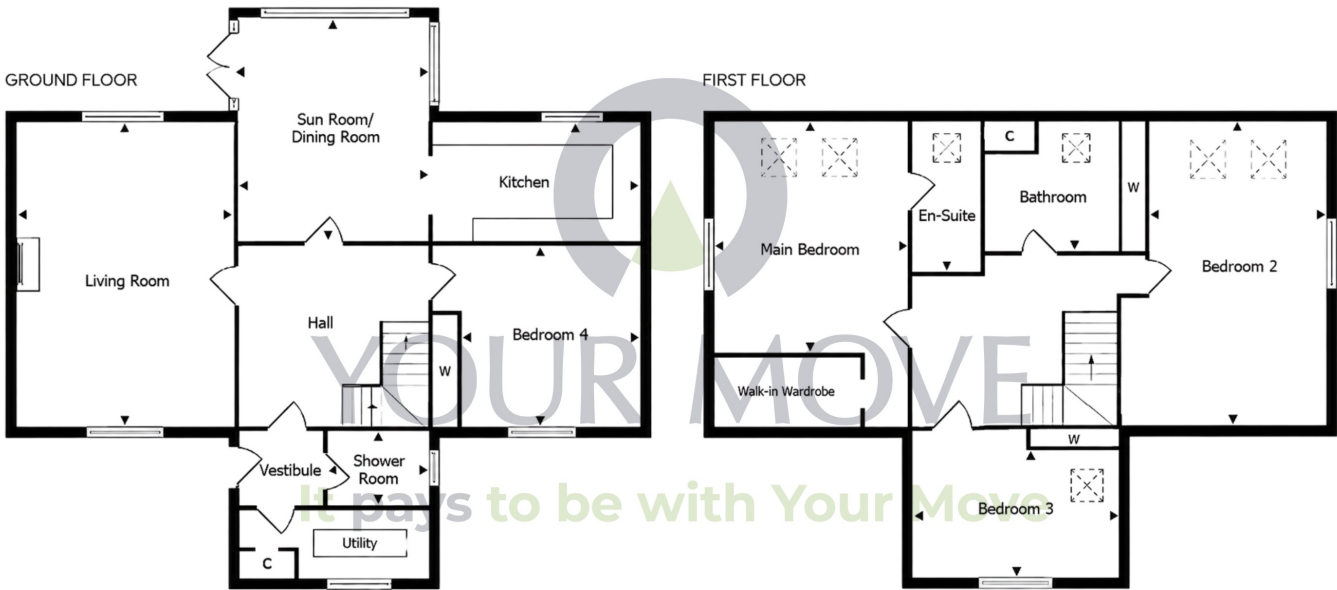
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creating a superb setting for entertaining or simply enjoying the changing landscape. A further sheltered timber seating area beneath a pergola offers an additional outdoor living space, currently arranged with seating and a hammock. Areas of lawn, established shrubs, hedging and gravelled planting areas provide further interest while remaining relatively manageable. A separate lower deck creates another attractive seating area positioned directly against the open countryside, and the property's outlook is especially impressive during the evening when the setting sun creates a dramatic backdrop. A substantial driveway provides generous private parking to the front and side of the property and leads directly to the detached garage.

Additional
The property benefits from oil-fired central heating together with double-glazed uPVC windows, helping to provide warmth, comfort and energy efficiency throughout the home. There is also a made to fit stair lift which is currently dismantled however can be easily reinstated and included within the sale price.

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