

Shawfield Cottage Balblair, Dingwall, IV7 8LQ

Offers Over
£310,000







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- Traditional 3 bed detached cottage in beautiful rural location
- Extended to include a ground floor bedroom with ensuite wet room
- 0.75 acres of gardens with large log cabin and parking for several cars
- Flexible living space for growing families looking for rural living
- Nestled within beautiful rural countryside with coastal scenery
- EPC Band C









Fantastic opportunity to acquire this traditional cottage set within approximately 0.75 acres of garden grounds. This lovely rural home has been extended to offer flexible family accommodation and is ideal for those seeking a peaceful lifestyle with ample outdoor space.
The property comes with a spacious family/dining room, complete with a cosy wood burner and an open doorway to the bright kitchen. Located just off the dining room is a practical utility room equipped with a freestanding fridge/freezer, washing machine and tumble dryer. The spacious lounge serves as the heart of the home, with feature stone walls and a wood burner for a truly cosy feel. This leads through to the modern extension which houses a generous double bedroom benefitting from a walk-in dressing area and a spacious en-suite wet room with bath and separate shower. The family bathroom completes the ground floor accommodation. Upstairs, there are two further double bedrooms which are both bright and spacious, complemented by a small storage/study room. The property is fully double glazed and the central heating is provided by an air source heat pump. The extension also features 6 solar panels on the roof to enhance electric energy efficiency.

Lounge
14'9" x 14'6" (4.51m x 4.44m)

Dining/Family Room
12'11" x 14'6" (3.95m x 4.42)

Kitchen
10'8" x 6'1" (3.27m x 1.87m)

Utility Room
7'11" x 5'11" (2.42m x 1.82m)

Bathroom
7'10" x 6'0" (2.39m x 1.84m)

Bedroom (downstairs)
14'6" x 14'4" (4.43m x 4.38m)

En Suite Wet Room
9'9" x 9'2" (2.99m x 2.80m)

Bedroom 1
15'1" x 12'11" (4.61m x 3.96m)

Bedroom 2
14'11" x 13'0" (4.56m x 3.97m)

Log Cabin
17'4" x 12'10" (5.29m x 3.92m)

Externally, the property sits on a substantial plot including a private driveway and outbuildings and sheds. A particular highlight is the spacious log cabin which is equipped with both power and a wood burning stove, offering an ideal space for a home office, play room or guest accommodation. Overall, this property is the ideal purchase for those looking for a unique rural retreat with extensive gardens and functional outdoor space.

Location: Shawfield Cottage is ideally situated in a tranquil and completely rural position near Balblair on the stunning Black Isle, offering total privacy and a true "away from it all" lifestyle. This property is a haven for nature lovers, with the RSPB Udale Bay nature reserve just a short distance away. This internationally important site is a premier spot for bird watching, where you can witness thousands of wading birds and wildfowl, including spectacular flocks of pink-footed geese during the autumn and winter months.

The area features a beautiful two-mile coastal circuit via Newhall Point, taking in the Cromarty Firth and the newly restored medieval chapel of Kirkmichael. Balblair lies just seven miles from the historic village of Cromarty, renowned for its rich heritage, cultural attractions, dolphin and wildlife watching, and a variety of shops, pubs, and cafés. A seasonal ferry service also connects Cromarty to Nigg.
The property is well-served by local education, falling within the catchment area for the highly-regarded Resolis Primary School, with secondary schooling provided at Fortrose Academy. Despite its secluded and independent setting, the property remains well placed for reaching the highland capital of Inverness, which is approximately 20 miles away and provides a full range of city amenities, transport links, and entertainment.

Directions: From Inverness, head north on the A9 over the Kessock Bridge and take the right hand turn off for The Black Isle. Follow the B9161 to Munlochy. Take a right at the junction onto the A832, and follow this road through Avoch, Fortrose and Rosemarkie. Carry on through the Fairy Glen until you reach the turn off for the B9160 for Balblair on the left. Follow this road until you reach Newhall Bridge with MacInnes Motors on the left. Cross the bridge and follow the road to the right and Shawfield Cottage is a few hundred yards on the left.

Alternatively, you can use the app What3words. By entering the below words, it will give you directions to the house. What3words: ///lyricism.kettles.overhead

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Free standing appliances include the electric cooker, fridge/freezer, washing machine and tumble dryer.

Services: Mains electricity, water and private drainage. Telephone and broadband.

Council Tax: Band C

Tenure: Freehold.

Floor area: 152m2

Entry: By mutual agreement.

Viewing: Don't delay - get in touch with Tailormade Moves today to arrange a viewing!











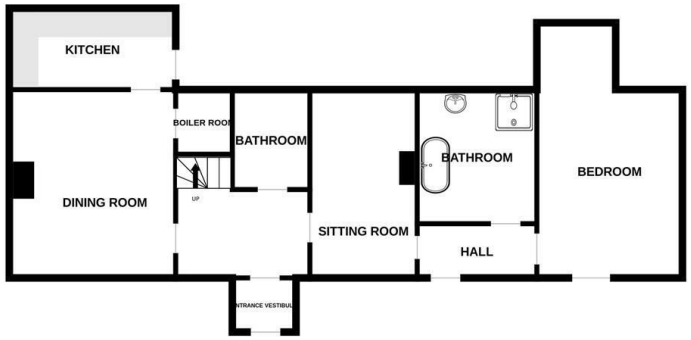


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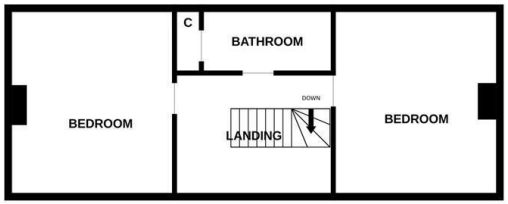
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GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.8 sq.m.) approx.



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