

KNYSNA, CULBOKIE, ROSS-SHIRE IV7 8JD

Offers Over £600,000



This amazing property has been brought to the market offering an abundance of flexible accommodation and set in a stunning semi-rural location just outside the village of Culbokie.

R&R Urquhart LLP



Knysna is an impressive and substantial family home offering an abundance of accommodation. Along with providing the perfect family home, the property would also lend itself well to a self-catering holiday lodge to accommodate large parties, or a guest house.

Located approximately 2 miles from Culbokie village and surrounded by fields and countryside, with a wraparound garden extending to 0.9 hectares or 2.2 acres approx.

The property boasts the most dramatic, central lounge on entering the property, with feature exposed timber ceiling beams, and a prominent open fireplace set on a huge raised slate hearth (the fireplace can no longer be used as the chimney has been sealed and removed).





Most ground floor rooms and the staircase lead off from three aspects of the lounge.

To one side of the lounge is the kitchen and family room. A most desirable open plan space and spanning an incredible 14 metres in length. The kitchen is fitted with a good selection of oak effect wall and base units and includes a larder fridge, American style fridge freezer, a microwave, grill and oven tower, a dishwasher and a six burner gas (LPG) hob. The family room features a bay window taking in countryside views and a wood burning stove.

Off the kitchen is a rear hall with door to the garden, which in turn leads to a spacious and functional utility room with another door leading to the garden. A further door then accesses the boiler room.

Also off the rear hall lies a most enviable area comprising a cloakroom with WC and wash hand basin, a large shower area and a sauna offering the opportunity for some relaxing and indulgent 'me time.'

To the rear of the lounge, lies a grand, formal dining room which could accommodate an extensive dining table and



chairs with ample room of additional furniture. Doors then lead to the sun terrace.

Also to the rear of the lounge lies a double bedroom, and a home gym with a full length mirrored wall. For convenience, a door leads from the gym to the sauna area. These two rooms can be flexible in use as they have been in the past.

To the left of the lounge, off an inner hall, sits the master bedroom enjoying beautiful views, excellent storage and an attractive en suite shower room. Also off the inner hall lies a family 'Jack and Jill' bathroom which is shared with a spacious double bedroom.



Approx. Dimensions

Lounge	11.84m x 7.08m
Formal dining room	6.82m x 5.88m
Kitchen	7.00m x 5.78m
Family room	7.75m x 7.00m
Utility room	4.31m x 3.22m
Shower area	2.56m x 2.50m
Sauna	2.09m x 1.78m
Master bedroom	7.00m x 6.56m
En suite	3.00m x 2.59m
Bathroom	2.81m x 2.59m
Bedroom 2	5.94m x 4.16m
Bedroom 3	6.79m x 2.62m
Gym/Bedrm	6.81m x 2.57m
Bedroom 4	4.85m x 4.25m
En suite	3.00m x 2.69m
Bedroom 5	4.85m x 4.69m
En suite	3.60m x 2.69m
Garage	7.14m x 7.00m

Extras Included

Blinds, curtains, fitted floor coverings, American style fridge freezer, integrated kitchen appliances.

Heating	Oil fired central heating, wood burning stove, open fire.
Double Glazing	uPVC double glazing
Council Tax	Band H
EPC Rating	Band D
Gas	LPG for cooking
Electricity	Mains
Water	Mains
Drainage	Septic tank

The staircase, also off the lounge, leads to the first floor where two very generous bedrooms can be found. Both boast spacious en suites and both enjoy balconies. One to the front taking in stunning countryside views, and one to the rear overlooking the garden.

Directions from Inverness

- From the Longman roundabout to A9 Culbokie turn-off is approx 8.5 miles
- From A9, take the right turn to Culbokie, joining the B9169.
- After 0.4 miles take a right turn at the sign for Knockbain/ Munloch.

- Continue on the single track road for approx 1 mile until you come to a fork in the road.
- You will see a sign for Corriefois on the left, and Abalone Guest House ahead.
- Take the road for Abalone Guest House. Continue until you will see the green sign for Knysna.

The driveway is 0.2 miles before coming to the house.



The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.



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