

Viewfield House

Culrain, Ardgay, Highland, IV24 3DW

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Introduction

Nestled within approximately four acres of mature gardens combined with native woodland, Viewfield House is an impressive, detached Highland home enjoying an idyllic setting with views towards the Kyle of Sutherland and beyond.

Offering extensive and flexible accommodation, with multiple reception rooms, eight bedrooms and five bathrooms

The property combines period character with generous family living

Complemented by a beautiful enclosed walled garden, garage and peaceful surroundings rich in wildlife.



Viewfield House

Set within approximately four acres of mature garden grounds, the property enjoys an exceptional setting with established Scots pine woodland and a beautifully enclosed walled garden. The grounds provide a haven for wildlife, with frequent sightings of red squirrels. deer, pine marten and a variety of woodland birds.

A sweeping gravel driveway leads to the front of the house, where French doors open into the conservatory. which enjoys views across the gardens and down to the Kyle of Sutherland.

A glazed door opens into the entrance hall, where an archway leads through to the lounge. This elegant reception room has a large window overlooking the gardens. There is an open fire set on a tiled hearth with brick surround creating an interesting focal point.

The dining room is another well-proportioned reception room, featuring two built-in cupboards and a wood-burning stove set on a stone hearth with matching surround. Windows to both the front and the side provide excellent natural light and views over the surrounding gardens.

The staircase rises from the entrance hall to the first floor, while a door from the hall leads through to the kitchen wing. The kitchen provides ample storage and shelving and connects to an inner hall with a larder and a door providing access to the garden.

From the inner hall, an opening leads into the sitting room, another comfortable living space overlooking the gardens with a built-in cupboard. This room continues into a gym area incorporating a sauna and an adjoining shower room fitted with a WC, wash hand basin and electric shower with tiling to dado height. A second staircase rises from the rear hall to the first floor.

The main staircase has a Velux window, creating a bright and welcoming approach to the upper floor.





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The first bedroom is a spacious double room enjoying views across the front gardens towards the Kyle of Sutherland. It is served by an en-suite bathroom comprising a bath with electric shower over, WC and wash hand basin.

A further double bedroom also overlooks the front gardens and includes built in double wardrobes and wash hand basin.

A passageway with built-in storage cupboards leads to another generous double bedroom featuring an original cast iron fireplace and views to the front. Adjacent is a further double bedroom with a wash hand basin and views over the gardens.

A bathroom fitted with a bath sits beside a separate WC. Beyond this is another double bedroom with a wash hand basin and views across the woodland and walled garden. A family bathroom complete with bath, WC, wash hand basin and shower over the bath also serves this section of the accommodation.

Returning to the main landing, an inner passage connects to the second staircase serving the rear of the house. This area includes an additional shower room with WC, wash hand basin, bidet and electric shower, together with three further bedrooms, all enjoying views over the woodland and garden grounds.

Outside, a track from the public road provides access to extensive parking before joining the sweeping gravel driveway. The land is interspersed with mature Scots pine and other native trees. To the rear of the house, a sheltered patio provides an ideal spot for outdoor seating.

There is a detached garage with a gardener's WC to the rear fitted with a wash hand basin and WC.

Across the track lies the impressive walled garden, enclosed by traditional stone dykes and divided into two distinct sections. One area has been planted with wildflowers and herbaceous perennials, while the second has been laid to lawn with newly planted fruit trees creating a peaceful and picturesque setting.



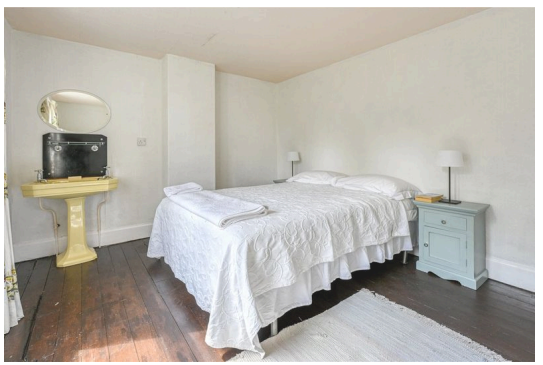


























Location

Viewfield House is situated in an elevated position above the village of Culrain and enjoys views towards the Kyle of Sutherland. Nearby Carbisdale Wood is a joy for wildlife enthusiasts with miles of well-maintained woodland walks and a pool. There is a railway station linking Inverness and Thurso/Wick in the village.

The Kyle is a magnificent setting for family life, linking the glens and mountains, where the famous Oykel, Cassley and Shin salmon rivers rise, with the sea and the thriving historic centres of Dornoch and Tain. Bonar Bridge, Ardgay, Gledfield and Culrain together form a strong community well served with two primary schools (with secondary schooling at Tain and Dornoch), a surgery, chemist and nearby Migdale Hospital. There is also a hardware and general store and the popular Hub with cafe, gym and soft play. Bonar Bridge has a popular 9-hole golf course, and there are several internationally famous courses peppering the nearby coastline.

The city of Inverness is about 1 hour by car and provides a full range of services, university and theatre and is the main transport hub for trains south and east. The airport has national and some international flights.



Plans

387 square meters



Details

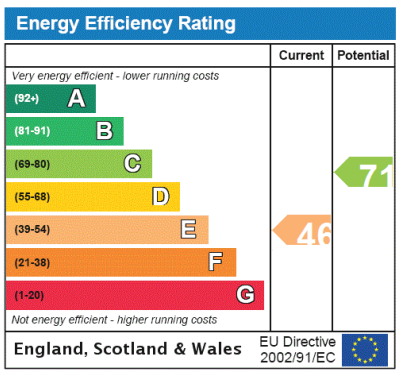
Local Authority
Highlands and Islands Council

Council Tax
Band = F

Tenure
Freehold

EPC
EPC Rating = E

Viewfield House



Services & Additional Information

Mains water
Drainage to septic tank
Partial oil fired central heating

Directions
From Inverness, take the A9 north, crossing the Kessock and Cromarty bridges. After Evanton, turn left on the B9176 towards Bonar Bridge and Lairg. Turn left on the A836 to Ardgay. In Ardgay, turn left signposted Culrain and follow the road over the River Carron road bridge. Shortly afterwards, take the first right and follow the road to Culrain. As you approach Culrain, the road negotiates a bridge over the railway after which take the first turning to the left opposite the entrance to the station. Following the road up the hill, cross two wooden bridges until the road splits where the left fork leads to Viewfield House.

What3Words///many.waged.chilling

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