

Crocnaboull

Corry Road, Muir of Ord, Highland, IV6 7TW

bellingram.co.uk

Bell Ingram

Introduction

Delightful four-bedroom detached bungalow set in a quiet, private location in the countryside above Muir of Ord enjoying rural views.

Crocnaboull is an attractive, traditional cottage that has been thoughtfully extended to offer generous family accommodation.

The property is beautifully presented throughout and has been meticulously maintained.

Fully double glazed and benefiting from oil-fired central heating, Crocnaboull provides a warm and comfortable home.



It is set within beautifully landscaped garden grounds, which extend into a paddock measuring approximately 3.03 acres. The surrounding space offers excellent potential for the addition of stabling or other equestrian facilities, subject to the necessary consents.

Planning in Principle was granted on 29 April 2024 (Ref: 24/00480/PIP) for the development of a single dwelling within the grounds, offering exciting possibilities for further expansion or investment.

Crocnaboull is approached by a gravel driveway to the front of the property. A hardwood door opens into the entrance vestibule which has a tiled floor. A glazed door leads to the hallway which has three built-in storage cupboards.

To the left of the hall is the sitting room which is a spacious room with dual aspect windows to the front side enjoying lovely views over the garden to surrounding countryside. There is a central feature of a woodburning stove on a tiled hearth and a bespoke wooden mantle.
To the right of the hall is the dining room which has the original wooden floor and a window overlooking the garden. There is plenty of room for a large dining table.

The kitchen has a good range of units offering plenty of storage, with roll top worksurface and Belfast sink. There is a Bosch dishwasher and a stylish AGA (benefiting from Gravity Feed Tank). It has a tiled floor. A door leads to the side garden and a further door leads to the utility room. The utility room has a good range of floor and wall units offering further storage. It has doors which lead to the garden and garage. There is plenty of room for freestanding white goods.

Returning to the hall and to the left is a shower room which has a WC, wash hand basin and modern shower cubicle with tiling around and mains shower. Bedroom four is a single room with a built-in storage cupboard and sink unit. A window overlooks the garden.





Bedroom three is a double room with a window again enjoying views over the garden, there is a built-in wardrobe. A door leads to a Jack and Jill bathroom which has a bath, WC and wash hand basin which sits on a vanity unit. A further door leads to bedroom two which is another double room with a window to the side.

Bedroom one, the master bedroom, is a large double room with windows to the front overlooking the gardens and French doors to the side garden. There is an en-suite shower room which has a WC, wash hand basin and large walk-in shower with tiling around and mains shower over.

There is a hatch to the attic above the hallway. The attic is partially floored and offers excellent storage and development potential (subject to necessary consents).

There is a single car garage to the side with light and power.

External
Crocnaboull sits in most delightful garden grounds extending to approx. 0.93 acres, which are mainly laid to lawn and thoughtfully planted with ornamental bushes, bulbs and cottage garden plants.

A mowed path meanders through the gardens, through pergolas with climbing rose and honeysuckle, to various seating areas from where to enjoy the open views. There are native trees planted around the boundary and a wildlife pond to the side. There is a large polytunnel, greenhouse and woodstore.

The paddock sits below the garden and extends to approximately 3.03 acres and is fully stock fenced.

Planning in Principle was granted on 29 April 2024 (Ref: 24/00480/PIP) for the development of a single dwelling within the grounds (approx. 1.04 acres).





















Location

Crocnaboull is situated in a sheltered position in a quiet location surrounded by countryside close to the popular village of Muir of Ord.

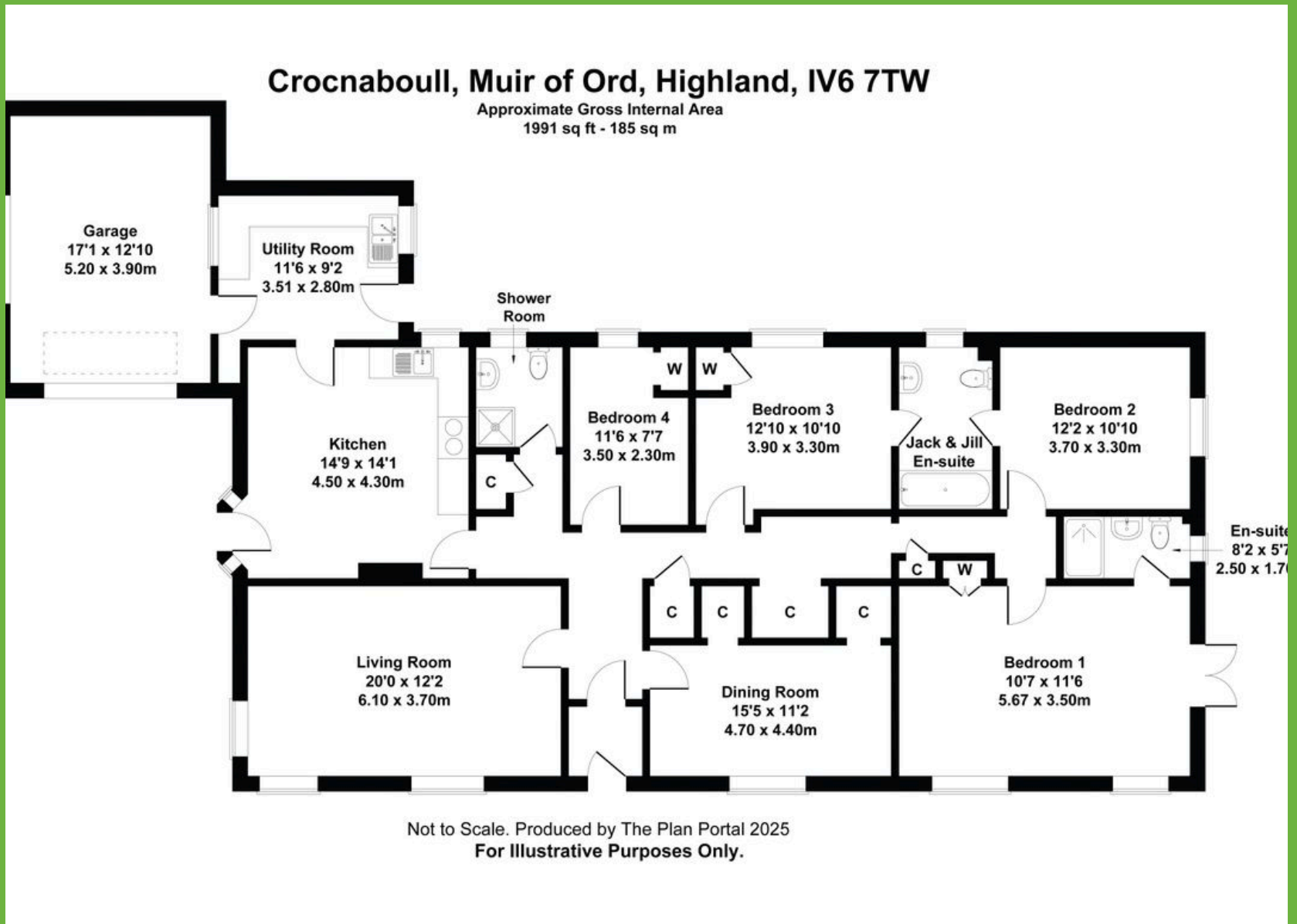
Muir of Ord has a good range of amenities including a Co-op, two popular cafes, a doctors surgery, chemist / pharmacy, garage and Primary School.

Inverness is approximately 16 miles away where there are shopping and recreational facilities. A regular train service runs to Inverness. Inverness Airport offers daily, national and international flights.



Plans

185 sq m



Details

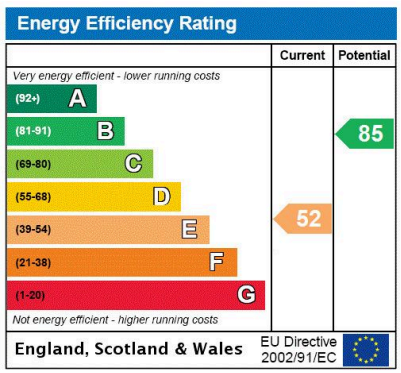
Local Authority
Highlands and Islands Council

Council Tax
Band = E

Tenure
Freehold

EPC
EPC Rating = E

Crocnaboull



Services & Additional Information

Mains water and electricity

Drainage to septic tank

Council Tax band E

Directions
From Inverness take the A9 to Tore roundabout, take the first exit on to the A832 signposted Muir of Ord/Beauly. Continue along this road until you reach a left-hand turn for Muir of Ord.

Follow this road until the end and then turn right. Continue on the road towards Muir of Ord and drive through the village and over the railway bridge. Turn left immediately after the bridge and follow the road up.

After approximately 0.7 miles the driveway for Crocnaboull will be on the left.

What3Words///powder.coasters.otter

Corry Road, Muir of Ord, Highland, IV6 7TW

Offers Over £585,000

Bell Ingram



Joanne Stennett

Highland

01463 717799

Highland@bellingram.co.uk

Free Market Appraisal

Tax Calculator

View Digital Brochure

Property Search

Viewing strictly by appointment

Published: April 2025

Property Ref: INE240186

powered by FluxPro

Important Notice: Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.