



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



GLENSKIACH HOUSE, GLENSKIACH, EVANTON, ROSS-SHIRE, IV16 9UU

Set on the outskirts of the charming Highland village of Evanton, this stunning traditional detached home has been thoughtfully extended over the years to create a wonderfully spacious and versatile family property. Offering five generous double bedrooms, this substantial home is ideal for growing families, multi-generational living or those seeking additional space for guests and home working.

Occupying approximately half an acre of mature garden grounds, the property enjoys a peaceful semi-rural setting with endless opportunities for outdoor living and entertaining. A range of useful outbuildings further enhance the appeal, including a dog run and chicken run, perfect for those embracing country living.

The accommodation is both flexible and well-proportioned throughout, comprising a spacious kitchen/dining room, bright conservatory, welcoming hallway, utility room, WC, ground floor bedroom, vestibule, cosy living room with wood-burning stove, and an elegant sitting room/dining room featuring a multi-fuel stove. The first floor offers four further double bedrooms, a family bathroom and separate shower room.

A rare opportunity to acquire a substantial family home in a sought-after location, combining traditional character with fantastic living space both inside and out. Evanton has a Co-op supermarket, restaurant, Churches and a Primary school. Alness and Dingwall are the nearby Towns that provide Secondary Schooling and a lot more services and amenities. Inverness, the Capital of the Highlands is around a 20 minute drive away. The area is well known for its natural beauty, with many outdoor activities and attractions including hill walking, cycling and fishing, to name a few.

The property benefits from mains gas central heating and the two stoves.

Council tax band G. EPC band C (73)

Offers in the region £490,000

- **Traditional detached property**
- **Five double bedrooms**
- **Kitchen/dining room**
- **Conservatory**
- **Utility room**
- **W.C., Bathroom & Shower room**
- **Living room with wood burner**
- **Sitting room/dining room**
- **Vestibule**
- **Driveway with parking for several vehicles**
- **Set within approx. 1/2 acre**



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What3Words///nature.provoking.reserves

KITCHEN/DINING ROOM

30'11" x 14'11" (9.43m x 4.55m) approx.

Modern fitted kitchen with integrated fridge freezer, dishwasher and microwave oven. Wet wall panels above the work tops. Range gas cooker with stainless steel extractor hood above. Built in shelved cupboard. The kitchen area has under floor heating. Sunken spotlights. Under unit lighting. Patio doors opening to:

CONSERVATORY

15'1" x 14'11" (4.60m x 4.57m) approx.

Tiled flooring. French doors to the front garden. Radiator. Ceiling fan/light.

HALLWAY

Patio doors opening to the patio area at the rear. Wooden floor.

UTILITY ROOM

11'9" x 9'2" (3.59m x 2.81m) approx.

Fitted wall and base units with double sink unit and an integrated dishwasher. Wet wall panels to all walls. Click vinyl floor tiles. Rear door out.

W.C.

4'8" x 4'4" (1.42m x 1.32m) approx.

White WC and small corner sink unit. Extractor fan. Wooden floor. Tiled walls.

Head round to the front hall with under stairs storage cupboard and coat hooks. Radiator.

BEDROOM

13'4" x 10'10" (4.06m x 3.32m) approx.

Double bedroom with double aspect windows. Wooden floor. Radiator.

LIVING ROOM

13'4" x 12'9" (4.08m x 3.89m) approx.

Feature fireplace with wood burning stove. South facing room with sash and case windows. Shelved alcove with cupboard below. Wooden floor. Ceiling rose.

VESTIBULE

Original double front doors. Wooden floor. Cupboard housing the electric meter and fuse box.

SITTING ROOM/DINING ROOM

25'10" x 13'4" (7.87m x 4.08m) approx.

Multi fuel stove. Feature archway. Shelved alcove with cupboard below. South facing room with sash and case windows. Cupboard housing gas boiler. Radiator. Wooden floor.

Head up the split level staircase to the landing with loft access hatch—loft is floored and has a Ramsay ladder. There is a built in shelved linen cupboard.

BATHROOM

11'6" x 9'3" (3.52m x 2.82m) approx.

White suite with vanity sink and toilet. Corner shower cubicle. Bathroom with mixer shower. Wet wall panels on three walls. Heated towel rail. Window to the side of the property. Vinyl floor covering. Sunken ceiling spotlights.

Head up to the main landing.

LANDING

Wooden floor. Loft access hatch.

BEDROOM

13'5" x 11' (4.11m x 3.36m) approx.

Double bedroom with window to the rear of the property. Radiator.

BEDROOM

13'5" x 12'9" (4.10m x 3.90m) approx.

Double bedroom with South facing window. Wooden floor. Shelved recess. Radiator.

SHOWER ROOM

10'2" x 6'10" (3.10m x 2.09m) approx.

White suite with vanity sink and toilet. Corner shower cubicle. Heated towel rail. Partial wet wall panels. Extractor fan. Shaver socket. Window to the front of the property.



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BEDROOM

13'6" x 12'7" (4.11m x 3.83m) approx.

Double bedroom with South facing window. Wooden floor. Radiator.

BEDROOM

13'6" x 10'11" (4.13m x 3.33m) approx.

Double bedroom with window to the rear. Cupboard housing the water tank. Wooden floor. Radiator.

OUTSIDE

There is a driveway to the side of the property leading to the gravelled parking area at the rear. The rear is mainly laid to grass with patio areas and several outbuildings. There is a gate which gives access to the river Skiach at the top end of the rear garden.

PRICE

Offers in the region of £490,000

ENTRY

Any entry date will be considered.

VIEWING

By arrangement with the selling agents only.

OFFERS

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES ESTATE & LETTING AGENTS LTD:-**

16a High Street, Alness,
Ross-shire, IV17 0PS.
Telephone:- 01349 884411
E-mail:- mail@hannah-homes.co.uk
Website:- www.hannah-homes.co.uk

Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.s1homes.com, www.onthemarket.com & facebook.

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