



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



COACH HOUSE WEST, KINDEACE, INVERGORDON, ROSS-SHIRE, IV18 0LL

A truly charming and distinctive former coach house, steeped in history and nestled within a peaceful rural setting, offering an exceptional blend of period character and countryside living.

Originally forming part of a historic estate, the property has been sympathetically converted from its former use as a coachhouse and stable buildings traditionally designed to house horse-drawn carriages and equestrian facilities in the 18th and 19th centuries. Today, it stands as a unique and characterful home, retaining many original features that reflect its heritage.

The accommodation is both spacious and versatile, comprising four well-proportioned double bedrooms, including a principal bedroom benefitting from an ensuite shower room. The interior showcases an abundance of period charm, with features such as exposed beams and characterful architectural details that add warmth and individuality throughout.

Externally, the property is equally impressive. Set within approximately 1.5 acres of grounds, it enjoys a generous plot ideal for those seeking a semi-rural lifestyle. A paddock provides excellent scope for equestrian or hobby farming use, complemented by a stable building—perfect for horse enthusiasts or those looking to create additional storage or workspace.

Surrounded by open countryside, the setting offers a high degree of privacy creating a tranquil and idyllic environment while still allowing access to nearby amenities.

Overall, this is a rare opportunity to acquire a distinctive period home that seamlessly combines historic charm, generous accommodation, and lifestyle appeal in a sought-after rural location

EPC—Band F (25) Council Tax band E
What3words: [promoting.bronzer.jubilant](#)

OFFERS OVERS £350,000

- Four double bedrooms, 1 en-suite
- Bathroom
- Entrance hall/dining room
- Oil fired central heating
- Sitting Room
- C-Listed building
- Lounge
- Set within approx. 1.5 acres
- Shower room
- Paddock and stable block
- Utility room, Pantry
- Workshop



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COACH HOUSE WEST, KINDEACE, INVERGORDON

Kindeace, located on the outskirts of Invergordon in Easter Ross, is a highly desirable rural hamlet known for its peaceful setting, natural beauty, and close proximity to the Cromarty Firth coastline.

The area is characterised by open countryside, with a mix of rolling farmland, mature woodland, and scattered individual properties, offering a sense of space and seclusion. Kindeace itself is a small, sparsely populated locality, giving it an exclusive and tranquil feel—ideal for those seeking a quieter lifestyle away from busy urban centres.

Despite its rural setting, Kindeace remains conveniently positioned for access to nearby towns. Invergordon, just a short drive away, provides a range of everyday amenities including shops, schooling, and transport links, while the A9 offers easy connectivity north and south across the Highlands.

The wider Easter Ross area is renowned for its stunning scenery, with the nearby Cromarty Firth, Black Isle, and surrounding countryside offering a wealth of outdoor pursuits such as walking, cycling, and wildlife watching. The region blends coastal landscapes with inland moorland and farmland, creating a diverse and picturesque environment.

Kindeace also has historic roots, forming part of former estate lands, and retains a sense of heritage and character, with a number of distinctive and individual homes set within generous plots.

ENTRANCE HALL/DINING ROOM

22'3" x 8'1" (6.80m x 2.48m) approx.

Welcoming room with French doors opening to the rear garden. Feature arch windows. Radiator. Tiled floor.

SHOWER ROOM

7'3" x 3'9" (2.21m x 1.15m) approx.

Traditional high-level cistern WC with pull chain. Shower cubicle and wash hand basin. Radiator. Extractor fan. Tiled floor. Tiled walls.

PANTRY

7'6" x 5'2" (2.30m x 1.59m) approx.

Shelving. Tiled floor and coat hooks.

UTILITY ROOM

11'5" at longest point x 11'2" at widest point (3.48m x 3.41m) approx.

Double Belfast sink. Cupboard housing the oil boiler. Storage cupboard. Radiator. Rear door out.

BOOT ROOM/HALL

Vinyl flooring. Coat hooks.

BEDROOM ONE

19'5" x 14'8" (5.93m x 4.48m) approx.

Accessed by staircase in side hall. Double bedroom with beamed ceiling. Feature arch window. Wall lights. Carpeted. Two radiators.

SITTING ROOM

17'10" x 11'2" (5.44m x 3.42m) approx.

Book shelves. Radiator. Tiled floor. Under stairs storage cupboard. Double glass panel doors opening to:

LOUNGE

16'7" x 15' (5.05m x 4.58m) approx.

Feature fireplace with wood burning stove. Two radiators. Carpeted.

CONSERVATORY

16'2" x 11'3" (4.92m x 3.43m) approx.

Overlooking the side and rear gardens. Radiator. Tiled floor.

KITCHEN/DINER

17'11" x 14'1" (5.47m x 4.29m) approx.

Numerous fitted wall and base units with double oven, ceramic hob and extractor hood over. Belfast sink. Two radiators. Wooden floor.

Head up the carpeted, split-level stairs case which leads to:

LANDING

Velux window. Radiator.

BEDROOM TWO

13'8" x 12'8" (4.17m x 3.86m) approx.

Double bedroom. Feature fireplace and arch window. Window to the rear of the property. Radiator. Carpeted.

EN-SUITE SHOWER

6'1" x 4'10" (1.87m x 1.47m) approx.

White suite with corner shower cubicle. Heated towel rail. Partially tiled walls. Extractor fan.

BATHROOM

7'1" x 7' (2.16m x 2.14m) approx.

Three piece white suite with mixer shower over the bath. Wooden panel walls. Radiator. Velux window.

BEDROOM THREE

13'2" x 13'2" (4.02m x 4.02m) approx.

Double bedroom with two built in double wardrobes. Feature arch window. Two radiators. Window to the front of the property. Carpeted.

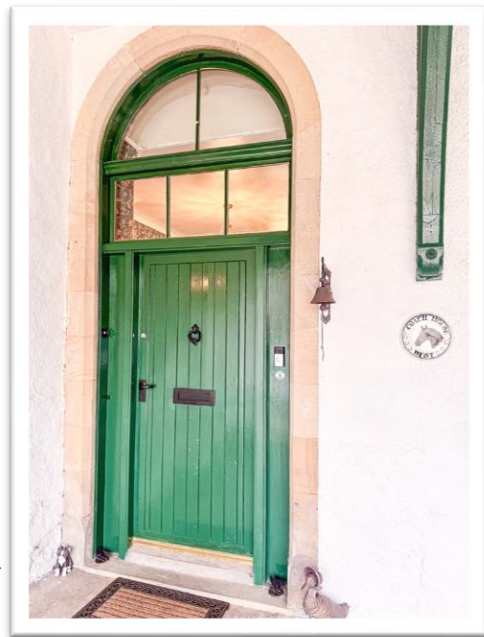
BEDROOM FOUR

19' x 14'1" at widest point (5.80m x 4.29m) approx.

Double bedroom with window to the rear and velux to the front. Laminate flooring. Radiator.

OUTSIDE

There is a car port to the front with external power points and outside tap. Parking for up to 6 vehicles. Gravelled area and double gates opening to the rear garden. Enclosed paddock and wooden stable. Enclosed garden laid to grass with workshop. Patio area.



COACH HOUSE WEST, KINDEACE, INVERGORDON

PRICE

OFFERS OVER £350,000

ENTRY

Any entry date will be considered

COUNCIL TAX

Currently a band E

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

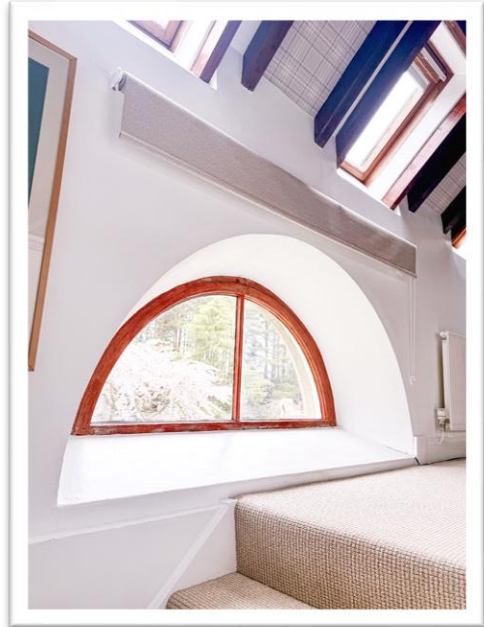
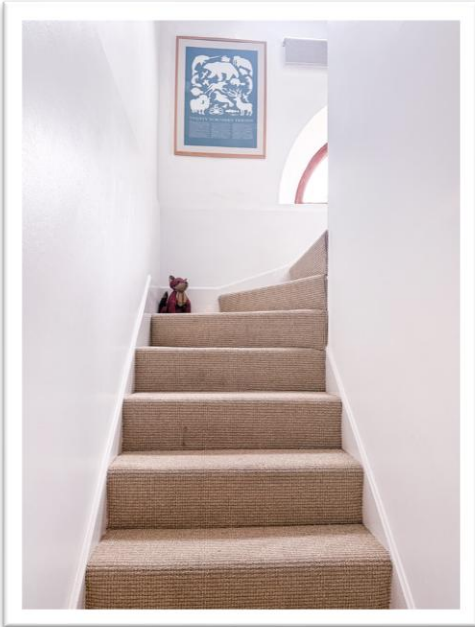
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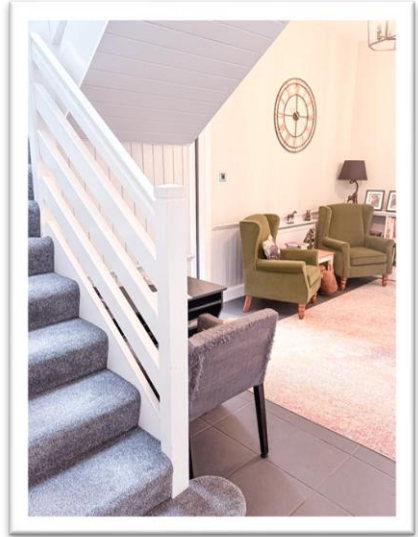
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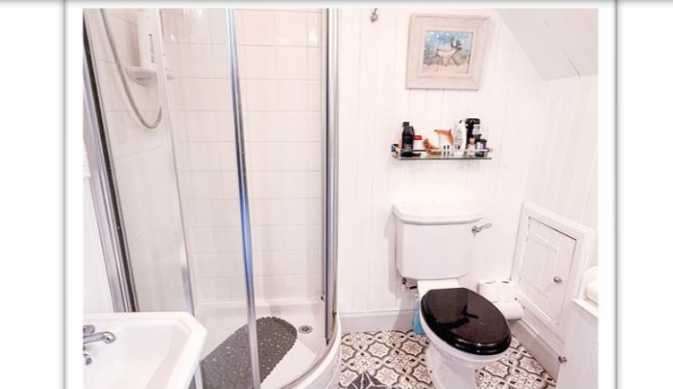
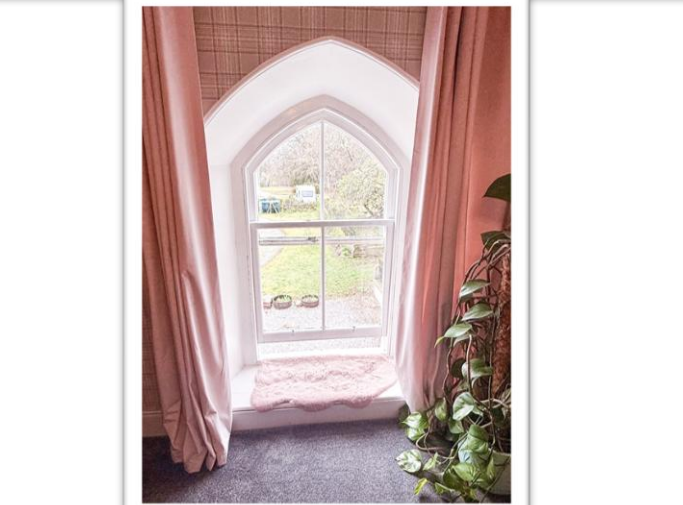
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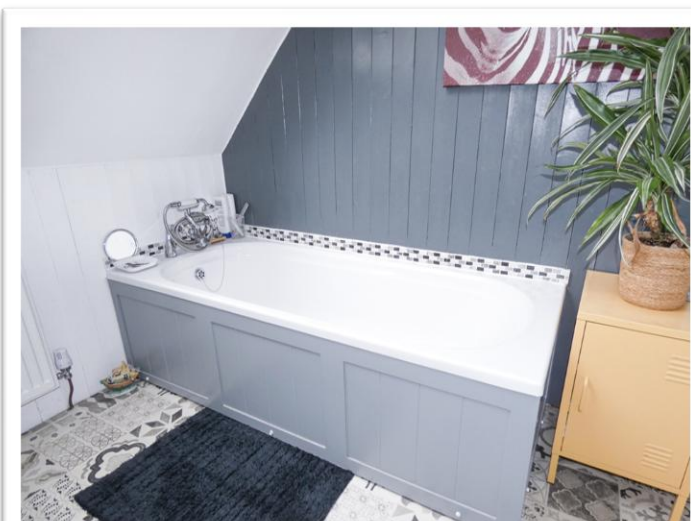
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