



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



8 Woodland Park, Contin, Strathpeffer, IV14 9EU

We are delighted to bring to the market this spacious, well maintained 5 bedroom detached property. The home is flooded with natural light. Each of the five bedrooms is generously proportioned, with the master bedroom having an en-suite shower room. The Ashley Ann kitchen is fully equipped with premium appliances and flows seamlessly into a dining area ideal for entertaining. Outside, beautifully landscaped gardens surround the property, complemented by a private driveway, ample parking, and peaceful outdoor decking areas perfect for relaxation.

Contin is an idyllic Highland village set amidst the breathtaking scenery of Ross-shire, offering an exceptional opportunity to enjoy a peaceful lifestyle in a truly stunning natural setting. Positioned on the A835, the village acts as a gateway to the Highlands, placing some of Scotland's most spectacular landscapes right on your doorstep, including the renowned Rogie Falls and the picturesque Black Water River. With endless opportunities for walking, fishing and outdoor pursuits, this is a dream location for nature lovers.

At the heart of Contin is a welcoming and close-knit community, complemented by a range of convenient local amenities including a village shop, church and community hall. The village is particularly appealing for families, with Contin Primary School nearby, while secondary education is provided at the highly regarded Dingwall Academy, just a short six-mile drive away.

Contin is also ideally situated for commuting, benefiting from regular bus services to both Dingwall and Inverness, the Highland capital, located approximately 20 miles away. Inverness offers an extensive range of shopping, dining, healthcare and leisure facilities, along with excellent rail and air connections. Inverness Airport has regular links to several British airports including Heathrow and Gatwick.

Combining a tranquil rural setting with excellent connectivity and strong community spirit, Contin presents a rare opportunity to embrace the very best of Highland living.

The property is over 2 floors. Ground floor has generous entrance hallway offering plenty of space, living room, WC, bedroom, kitchen/diner, utility room and family/dining room. First floor has a landing, 4 double bedrooms (on-en-suite), family bathroom.

EPC—Band C (80) Council Tax band G

What3words: [fled.efficient.farms](#)

OFFERS OVERS £485,000

- 5 double bedrooms
- One en-suite
- Kitchen/diner
- Living room
- Utility room
- Family/dining room
- WC
- Family bathroom
- Oil fired central heating
- Triple glazing
- Natural slate roof
- Detached garage
- Driveway



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FRONT DOOR

Door into generous sized entrance hall. Solid French oak flooring. Underfloor heating. Access to most ground floor rooms. Two storage cupboards.

LIVING ROOM

19'8" x 15'9" (6.00m x 4.8m) approx.

Patio doors to decking. Windows to the front of the property. Fireplace with chimney flu kitted out for installation of stove. Solid French oak flooring. Underfloor heating.

FAMILY/DINING ROOM

13'9" x 12'6" (4.2m x 3.8m) approx.

Carpet. Window to the side of the property. Underfloor heating.

BEDROOM 5

12'6" x 12'6" (3.8m x 3.8m) approx.

Carpet. Window the the rear of the property. Underfloor heating.

WC

7'3" x 4'7" (1.78m x 1.10m) approx.

Heated towel rail. WC. Wash hand basin. Window the rear of the property. Tile above wash hand basin. Tiled flooring. Underfloor heating.

KITCHEN/DINER

Kitchen – 17'5" x 10'10" (5.33m x 3.3m) approx.

Modern Ashley Ann kitchen with Breakfast bar. Integrated induction hob with extractor hood above. Integrated fridge/freezer, dishwasher, oven and grill. Double aspect windows. Solid French oak flooring. Under floor heating.

Dining room – 13'5" x 12'6" (4.1m x 3.8m) approx.

Double doors from hall into dining room. Solid French oak flooring. Double aspect windows. Underfloor heating.

UTILITY ROOM

5'11" x 5'11" (1.8m x 1.8m) approx.

Sink. Worktop. Plumbed for washing machine. Tiled floor. Underfloor heating. Door to back garden.

Back to hall and up the stairs to landing . . .

LANDING

Generously sized landing offering a bright and airy feel and providing ample space for potential use as a study area or additional storage. Carpet. Radiator.

Combed ceiling. Velux window. Double cupboard with shelves.

MASTER BEDROOM

19'8" x 18'1" (6.00m x 5.5m) approx.

Carpet. Radiator. Combed ceiling. Windows to the front of the property and velux window. Double wardrobe with shelf and rail.

EN SUITE

9'10" x 6'7" (3.00m x 2.00m) approx.

Wash hand basin. WC. Shower cubicle with mixer shower. Tiled floor and walls. Heated towel rail. Velux window.

BEDROOM 2

12'2" x 19'8" (3.7m x 6m) approx.

Carpet. Combed ceiling. Radiator. Window to the side of the property. Loft access hatch. Double wardrobe with shelf and rail.

BEDROOM 3

17'5" x 8'10" (5.3m x 2.7m) approx.

Carpet. Radiator. Combed ceiling. Window to the side of the property. Velux window. Double wardrobe with shelf and rail. Airing cupboard housing pressurised hot water cylinder.

FAMILY BATHROOM

7'3" x 11'6" (2.2m x 3.5m) approx.

Wash hand basin. WC. Bath. Shower cubicle with mixer shower. Tiled walls and floor. Heated towel rail.

BEDROOM 4

13'9" x 8'2" (4.2m x 2.5m) approx.

Carpet. Radiator. Combed ceilings. Double aspect windows. 2 x wardrobes with shelves and rails.

OUTSIDE

There is a detached garage with electric up and over door and pedestrian access to the side. The garage has power and lighting. There is a brick paviour driveway with parking for at least three cars. There are good sized decking areas to the front and rear of the property. The garden is mainly laid to lawn with mature trees and shrubs.

PRICE

OFFERS OVER £485,000

ENTRY

Any entry date will be considered

COUNCIL TAX

Currently a band G

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.onthemarket.com, www.s1homes.com & facebook.

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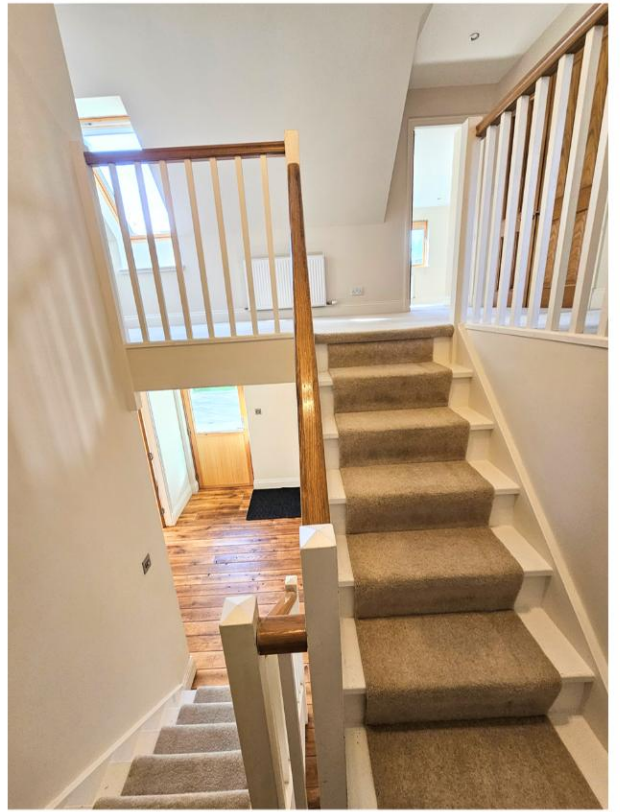
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