



# Rosebank House

Clashmore, Dornoch

## A delightful period home with plenty of character, in a picturesque Highland setting

A charming detached house with plenty of character features, set in a sought-after rural position close to the Dornoch Firth and within easy reach of the far north Highlands. The property offers splendid white rendered elevations and is set in a peaceful garden surrounded by woodland and beautiful rolling countryside.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**GARAGE**



**1.3 ACRES**



**FREEHOLD**



**RURAL/  
VILLAGE**



**2,641 SQ FT**



**OFFERS OVER  
£495,000**



### The property

Rosebank House is a handsome period property with four bedrooms and comfortable, flexible accommodation arranged over two floors. The ground floor provides three well-presented reception rooms, including the vibrant sitting room with its two sash windows and fireplace fitted with a logburner. There is also a dual-aspect family room with a fireplace fitted with a stove, plus a useful study for home working, while towards the rear there is an open-plan kitchen and dining area. The kitchen has wooden fitted units, an Aga and a walk-in pantry, while the light and airy dining area provides French doors opening to the garden. The adjoining boot room offers further space for storage and appliances. A shower room can also be found on the ground floor.

Upstairs, the spacious landing leads to three bedrooms, including the principal bedroom with its adjoining dressing room and views of the Dornoch Firth. There is also a family bathroom, and a store room/4th bedroom accessed via its own staircase.

### Outside

The house is set back from the road, just off a singletrack lane, with a long driveway leading through woodland to the house, where there is a gravel parking area to the side and a detached garage at the rear for further parking or storage space. There is an enclosed front garden, bordered by hedgerows and featuring an area of lawn and various shrubs. The grounds also include further lawns and meadows, a west-facing patio for al fresco dining, plus peaceful wooded areas. A stone-built store and an additional shed provide further garden storage space.







## Location

Rosebank House is situated in a small hamlet on the edge of the Dornoch Firth National Scenic Area and close to the Royal Burgh of Dornoch, a historic town boasting ancient Cathedral and world-famous Championship Links Golf Course. Famed for its beautiful coastline, sandy beaches and dry climate, the area is much loved by golfers, walkers, ornithologists and cyclists. First class shooting, stalking and salmon fishing is available on nearby estates. The town itself has a good range of shops and services, including a health centre, primary school and academy. Tain provides a wider selection of shops, including two large supermarkets, and for a more comprehensive range of amenities, Inverness is around 41 miles distant and well within commuting range. The train station in Tain offers daily mainline services to Inverness and the South, while Inverness Airport offers a good selection of domestic and European flights.

## Distances

- Dornoch 3.6 miles
- Tain 6.2 miles
- Inverness 41 miles
- Inverness Airport 47 miles

## Nearby Stations

- Tain
- Inverness

## Key Locations

- Dornoch Firth
- Loch Fleet
- The Glenmorangie Distillery

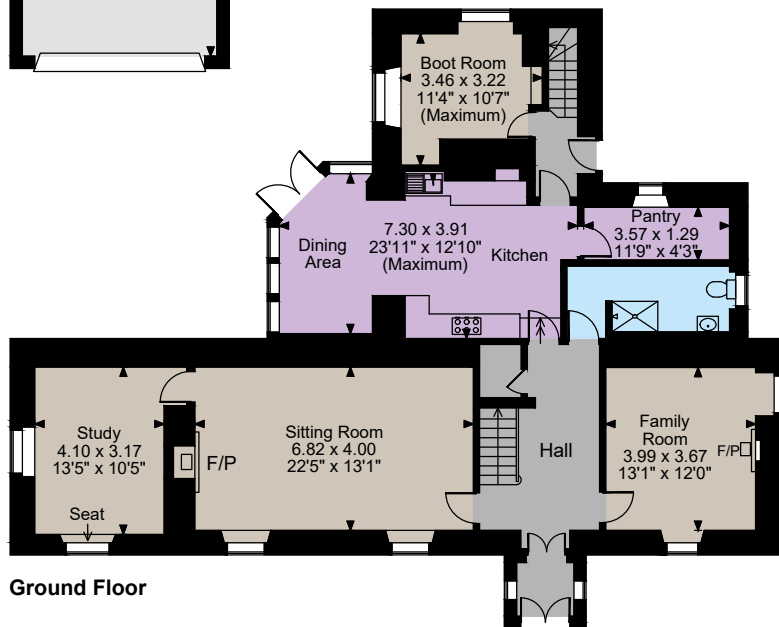
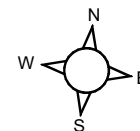
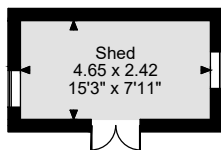
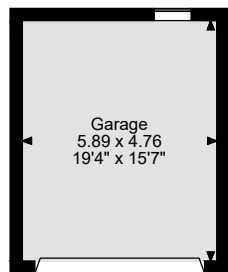
## Nearby Schools

- Dornoch Primary School
- Dornoch Academy

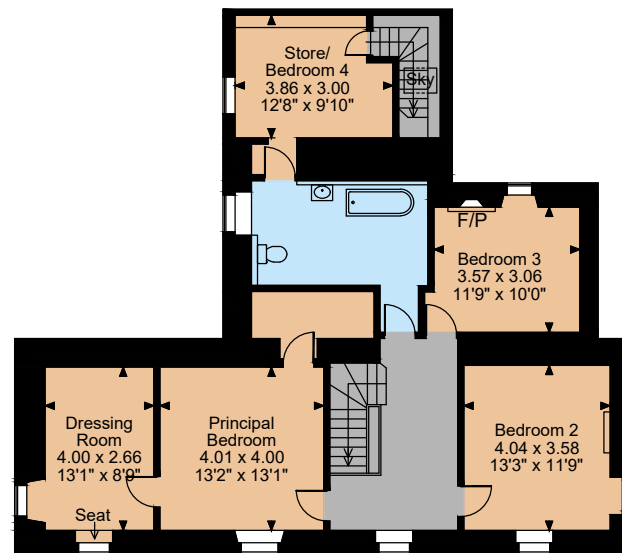








Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8637658/GBR

### Floorplans

House internal area 2,641 sq ft (245 sq m)  
 Garage internal area 302 sq ft (28 sq m)  
 For identification purposes only.

### Directions

Post Code: IV25 3RG  
 ///what3words - protected.armed.dislikes - brings you to the driveway

### General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

**Services:** Mains electricity and water, private drainage to septic tank (SEPA Registered), oil-fired central heating.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band F

**EPC Rating:** E

**Fixtures and Fittings:** Fitted floor coverings and integrated appliances will be included in the sale.

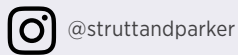
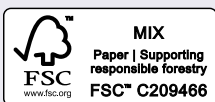
**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2025. Particulars prepared February 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

## Inverness

Castle House, Inverness, IV2 6AA

**01463 719171**

[inverness@struttandparker.com](mailto:inverness@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

