



Hedgehogs  
Culbokie

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



## A well-presented detached home with extensive gardens and grounds, in a stunning Highland setting

A secluded detached house set in a stunning Highland position with far-reaching, elevated views across the surrounding countryside and towards the mountains beyond. Located just outside the village of Culbokie, the property offers a rural setting within easy reach of Dingwall and Inverness.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**4 BATHROOMS**



**GARAGE & PARKING**



**GARDEN**



**FREEHOLD**



**RURAL**



**3359 SQ FT**



**OFFERS OVER £490,000**



### The property

Hedgehogs is a detached family home, occupying a rural setting overlooking rolling fields and countryside on the edge of the Eastern Highlands. The property benefits from an elevated position with stunning views towards Ben Wyvis and the distant Highland landscapes. The house is on three levels with the main floor benefitting from under floor heating and solid walnut flooring throughout. The bright and welcoming open reception hall gives access to the property, WC and open-plan dining room with sliding doors opening onto the rear gardens. The main reception room is the generously proportioned drawing room, with its triple aspect windows taking in panoramic views, as well as sliding glass doors opening onto the elevated terrace at the side. The kitchen to the rear provides plenty of wall and base storage with integrated appliances plus space for a table and chairs. The adjacent utility room has a sink, space for white goods, storage and a stable type door to the rear patio and garden.

The four bedrooms are all on the same level as the reception rooms. Each is en suite, including the

principal bedroom with built-in storage and en suite bathroom which includes a jacuzzi style bath and separate shower. The remaining three bedrooms all have en suite shower rooms. The lower level houses the plantroom, which contains the Nibe Heatpump, hot water tanks, solar panel inverter and electricity services. There is also a workshop/sitting room, the originally planned, but not completed pool room and garage. The attic space has two further rooms providing a study and attic play room.

### Outside

The gravel driveway provides access to the property and plenty of parking space, as well as leading to the integrated garage on the lower level. The garden extends to the front, rear and sides of the house, with extensive lawns and established border hedgerows. There are also various areas for outdoor dining including the patio at the rear and two areas of elevated timber decking enjoying the surrounding views.













## Location

The property is set in a stunning position, just outside the village of Culbokie, with wonderful views towards the northern Highlands. Culbokie is a small village on the Black Isle, with a pub and a local shop, while the town of Dingwall is eight miles away.

As the county town of Ross and Cromarty, Dingwall offers various everyday amenities, including high street and independent retailers, access to large supermarkets, a library and leisure centre. The open waters of Cromarty Firth, the dramatic eastern coastline and the stunning hills and mountains of the Highlands are all also within easy reach.

Nearby primary schooling is available in Resolis and Culbokie, with state secondary schooling in Dingwall.

Meanwhile, Inverness, considered to be the capital of The Highlands, offers a wealth of shopping, leisure and cultural facilities, as well as access to a selection of large supermarkets. There is also a choice both primary and secondary schools within the wider city.

Transport connections in the city include mainline rail, with the A9 offering routes south towards Perth, Edinburgh and Glasgow or north onwards into the Highlands. Inverness Airport is approximately 22 miles away.



## Distances

- Culbokie 2.9 miles
- Dingwall 7.6 miles
- Fortrose 10.9 miles
- Inverness 15.2 miles
- Inverness Airport 22.4 miles

## Nearby Stations

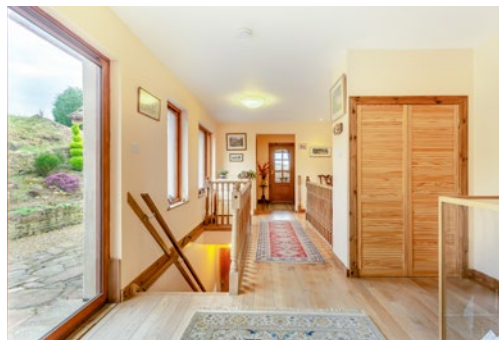
- Dingwall
- Inverness

## Key Locations

- Culbokie Forest
- Fyrish Monument
- Chanony Point

## Nearby Schools

- Culbokie Primary School
- Resolis Primary School
- Fortrose Academy
- Dingwall Academy

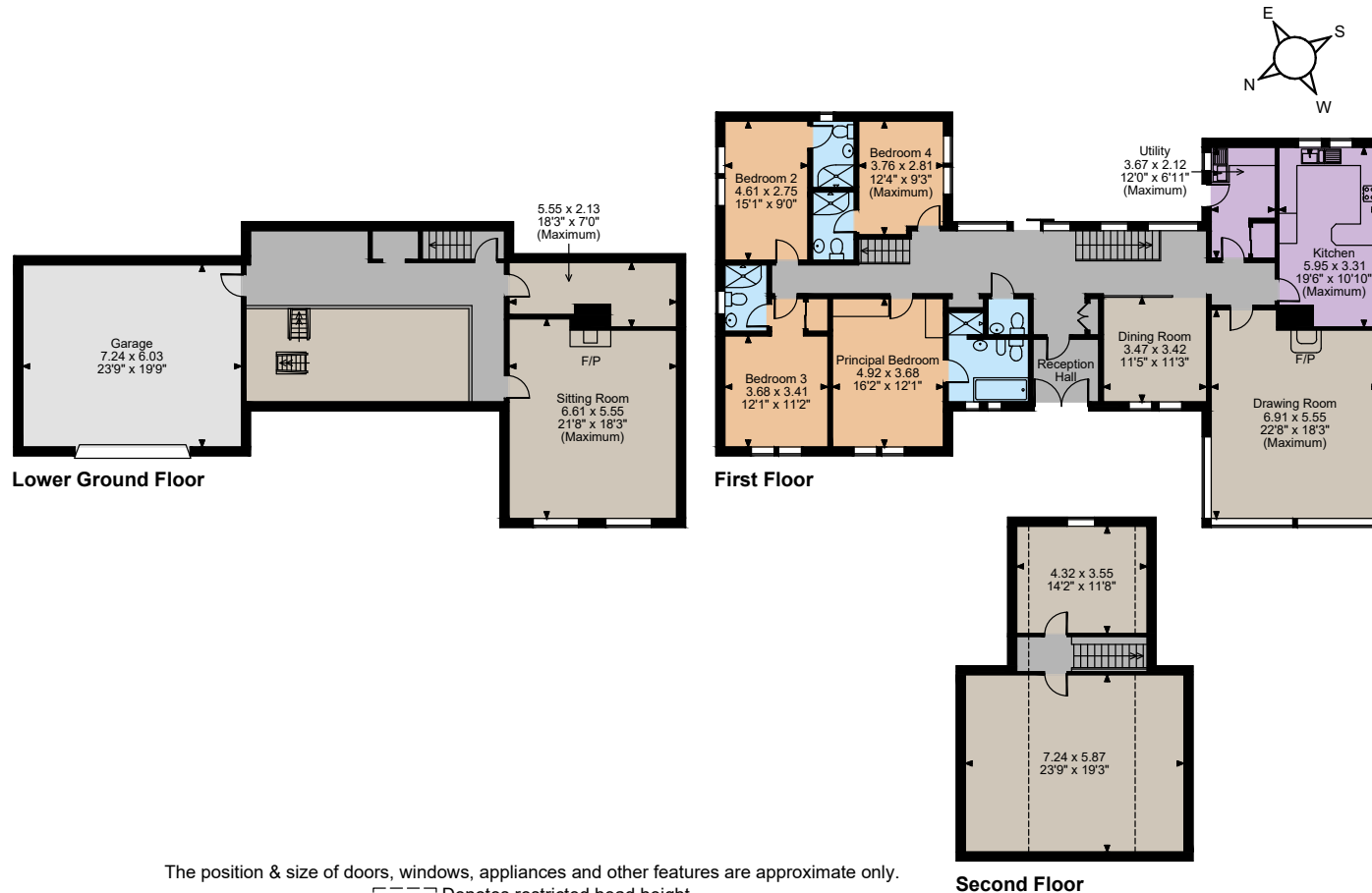












The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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## Floorplans

Main House internal area 3,539 sq ft (329 sq m)

Garage internal area 470 sq ft (44 sq m)

Total internal area 4,009 sq ft (372 sq m)

For identification purposes only.

## Directions

IV7 8LS

What3Words ///skim.cares.beads

## General

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

**Services:** Mains electricity, water and drainage. Underfloor ground source heatpump.

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

**Council Tax:** Band G

**EPC Rating:** C

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

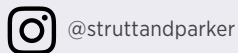
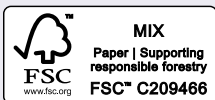
## Inverness

Castle House, Inverness, IV2 6AA

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