



Leanach House, Culloden Moor, Inverness

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**STRUTT
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Leanach House Culloden Moor, Inverness IV2 5EJ

A substantial stone-built former farmhouse located in idyllic surroundings on the edge of Inverness and set in approx. 42 acres.

A9 5.5 miles, Inverness Airport 6.9 miles,
Inverness/Station 7 miles

Porch | Entrance hall | Drawing room | Study
Garden room | Kitchen | Breakfast room | Utility
2 Clockrooms | Principal bedroom with en suite
bathroom | 4 Additional bedrooms, 2 en suite
Shower room | Double garage | Wood shed
Greenhouse | Potting shed | EPC Rating E

The property

Leanach House is a considerable former farmhouse offering over 3,600 sq. ft. of beautifully presented accommodation arranged over three light filled floors, complete with a wealth of characterful features. The property is located within the extent of Culloden Battlefield Conservation Area and listed on the inventory of Historic Battlefields held by Historic Scotland. Enjoying a south-east facing setting with views over the Nairn valley, this compact amenity estate is truly at one with its surroundings and will suit a variety of purchasers.

Double doors from the entrance porch introduce the undulating rural views that the property enjoys. The space flows into the central hall, with its wide wooden floorboards, a cloakroom and a turned stairway with barley twist balustrade. From here is the bright dual aspect drawing room, walk in drinks cupboard and adjacent study with log burning stove. On the opposite side, the elegant dining room has a tall, corniced ceiling and open fireplace and leads into a large triple-aspect garden room with exposed stonework, wood panelling and a freestanding

log-burning stove. Further is a generous kitchen and adjacent breakfast room, comprising a wide range of wall and base cabinetry, worksurfaces, an island and various appliances, including a three-oven AGA range. A utility room and rear lobby housing an additional cloakroom, and a secondary stairway to bedroom four, complete the ground floor facilities.

The impressive first floor offers four well-proportioned bedrooms. The principal bedroom, with its range of fitted wardrobes, opens to a luxurious en suite bathroom, with one further bedroom also enjoying a deluxe en suite bathroom. Alongside bedrooms 3 and 4 is a shower room with a WC and basin. The capacious second floor with its abundance of exposed timbers and stonework provides an expansive bedroom suite, complete with an office, built-in storage and an additional en suite shower room.

Outside

The home sits within grounds extending to approx. 42 acres and includes amenity woodland, 450m of single bank fishing on the River Nairn, woodland walks and burns in a private plot in beautiful rural surroundings with spectacular views of the rolling hills beyond. The house is approached over a private driveway leading from National Cycle Route 7. There is a right of access to an area of woodland to the west of the house via access roadway on the north-west boundary. There is ample parking beside the home and access to the detached double garage block and wood shed. Surrounding are expansive gardens, featuring a wide selection of towering and specimen trees and mature shrubs, with colourful climbers adorning the façade of the property and a paved terrace for al fresco dining. The plot flows into mowed pathways through fields, with a tranquil pond, low stone walls, a large timber greenhouse, wildflowers and fruit trees.

A small area of land occupied by current owners falls outwith the legal title, details available from selling agent.





Fishing

The River Nairn runs along the Southern boundary of the property and the sale includes 450 metres of the north bank and includes four pools. The River Nairn is a Grade 1 salmon and sea trout spate river.

Amenity Woodland

The woodland at Leanach House is amenity woodland extending to approximately 40 acres and includes conifers and native broadleaf which is managed for wildlife, with red squirrels, badgers and deer. The whole woodland has been planted under the Woodland Grant Scheme and Scottish Rural Development Programme, in terms of contracts entered into in 2004, 2009 and 2018, and there is an ongoing obligation to maintain all the woodland. In addition, a Carbon Sequestration Agreement was entered into with Future Forests Limited, now the CarbonNeutral Company, in 2002 over 17 acres of the woodland, to maintain this section as a carbon sink for 99 years. The

purchaser will be required to take over all grant schemes and the Carbon Sequestration Agreement.

The land is registered with SGRPID, with location code 446/0078. No Basic Payment is included in the sale.

Location

The property is ideally placed for exploring the beautiful beaches of the Moray Firth coast and the stunning landscapes of the Cairngorms National Park, offering a plethora of hiking, cycling, riding, fishing, swimming and kayaking opportunities. There are two championship golf courses at nearby Castle Stuart and Nairn

The Highland capital of Inverness is just seven miles distant and provides a vast array of commercial, educational, retail and service facilities, together with a mainline railway station while Inverness Airport offers a range of regular domestic and European flights.

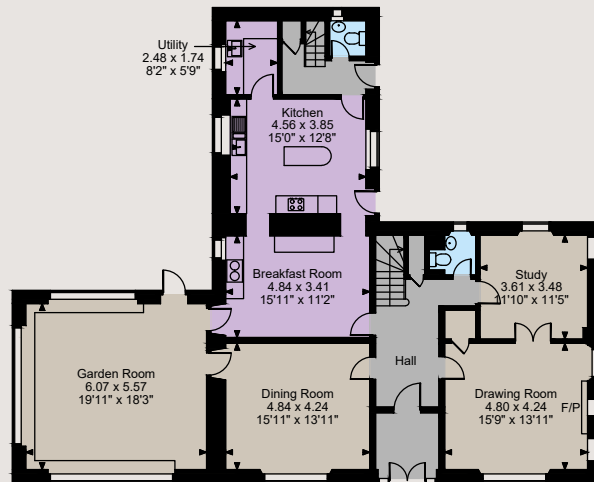
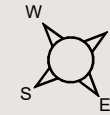




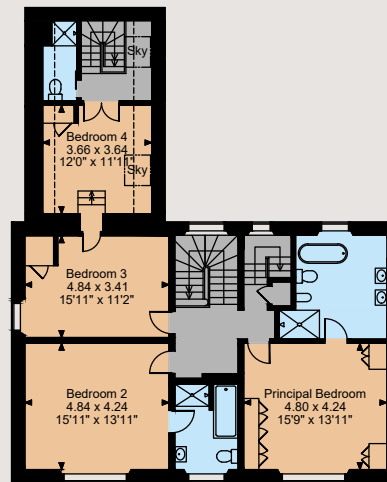




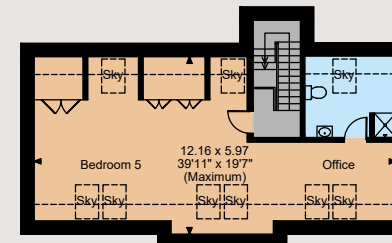
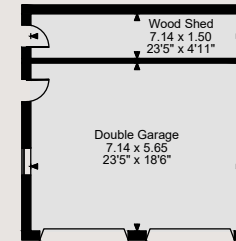
Floorplans
 House internal area 3,622 sq ft (336 sq m)
 Garage internal area 561 sq ft (52 sq m)
 For identification purposes only.



Ground Floor



First Floor



Second Floor

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

☐☐☐☐ Denotes restricted head height

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Directions

What3Words - ///aunts.bridge.loved
 From Inverness take the B9006, following signs towards Culloden Battlefield. After the Battlefield take 1st right onto National Cycle Route 7 towards Clava Cairns. Straight over small crossroads, Leanach House is down the hill on left, opposite Leanach Farm and Stables.

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

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

Council Tax: Band G

Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale. Specifically excluded are ceiling light fittings in the drawing room, study and dining room.

Tenure: Freehold

Guide Price: Offers Over £975,000

Inverness

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