



Tullich Pines

Delny, Invergordon

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An attractive detached house in a beautiful Highland setting, with stables and extensive grounds

A delightfully secluded house that has four bedrooms and more than 3,500 square feet of attractive accommodation with stunning views of the surrounding forest. The magnificent Highlands and Cromarty Firth are both within easy reach, offering dramatic scenery and beautiful countryside to explore.



5 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGE & STABLES



4.4 ACRES



FREEHOLD



RURAL



3,713 SQ FT



OFFERS OVER £620,000



The property

Tullich Pines is surrounded by Highland forest and offers well-proportioned, light-filled accommodation arranged over two floors. The welcoming reception hall gives access to the five comfortable, flexible reception rooms on the ground level. This includes the generous sitting room at the front with its fireplace and bay southeast-facing window. Sliding glass doors lead to the light and airy conservatory, which offers panoramic views across the gardens and French doors opening onto the patio. Further reception rooms include the dual aspect dining room, the useful home study and the family room, which provides further attractive space in which to relax. Additionally on the ground floor, the well-equipped kitchen provides modern wooden units, a central island with a breakfast table, a stainless steel range cooker and integrated appliances, with the adjoining utility room offering further space for appliances and home storage.

Upstairs there are four well-presented double bedrooms, all of which benefit from built-in storage. These include the principal bedroom with its en suite

shower room. There is a balcony off the first-floor landing, offering splendid southeast-facing views across the surrounding area, while the first floor also has a family bathroom. An additional shower room can be found on the ground floor.

Outside

The house sits in a tranquil, secluded setting at the end of a singletrack driveway and backing onto woodland and open fields. There is a large turning circle at the front, with a lawn in the centre and plenty of parking space both at the front of the house, and at the side, including in the detached garage block. The garden features rolling lawns, meadows, and well-maintained fenced paddocks. These are complemented by charming wooded areas, creating a harmonious blend of open and shaded spaces. A large patio extends across the back and around the side of the house, offering an ideal venue for al fresco dining and outdoor entertainment. Furthermore, the grounds, extending to approx. 4.4 acres encompass a timber-framed stable block and provides an exceptional setting for equine training and exercise.







Location

Invergordon provides a selection of everyday amenities, including shops, restaurants, cafés and supermarkets, while further facilities are available in Alness, seven miles away. Schooling is available in both Invergordon and Alness, with two primary schools and a secondary school in each town. Inverness is 27 miles to the south, providing further shopping, leisure and cultural facilities. The property is also perfectly placed to explore the delights of the east coast and Highlands beyond, including sailing at the Cromarty Firth and a range of stunning hiking, cycling and riding routes. Further leisure facilities include Invergordon Golf Club, while the town also has a leisure centre with a swimming pool.

The area is well connected, with the A9 nearby providing easy access to Inverness. Rail services are available from Invergordon and Alness, with Inverness Airport 34 miles away.

Distances

- Invergordon 6.0 miles
- Alness 7.4 miles
- Tain 9.0 miles
- Dingwall 17 miles
- Inverness 27 miles

Nearby Stations

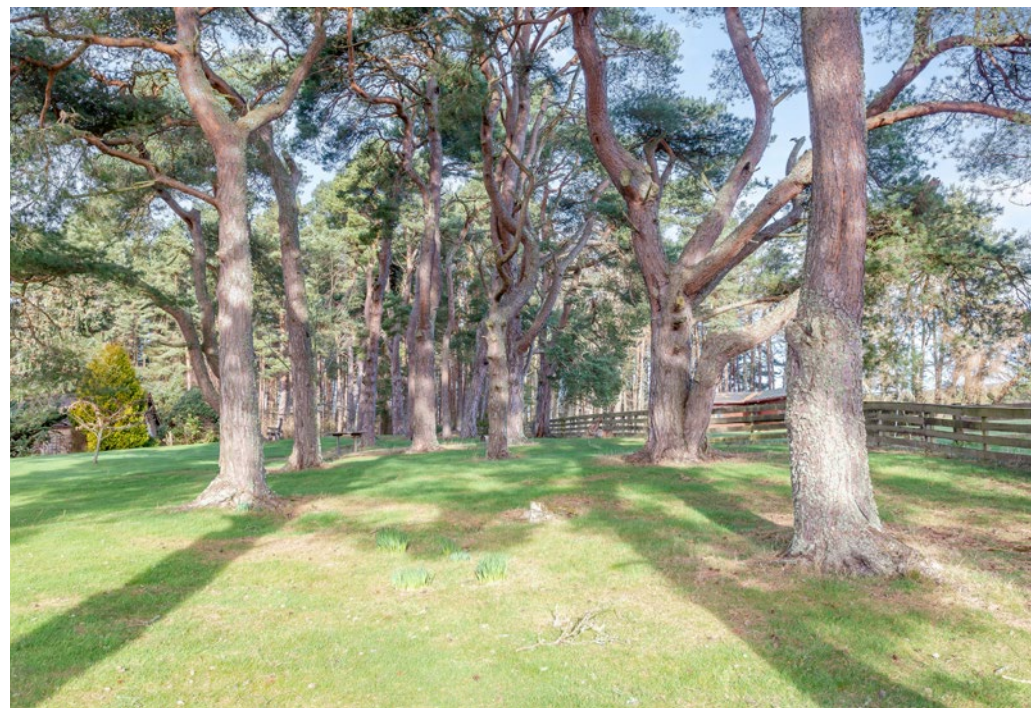
- Invergordon
- Alness
- Tain

Key Locations

- Cromarty Firth
- Moray Firth
- Tain (historic royal burgh)

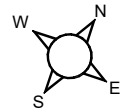
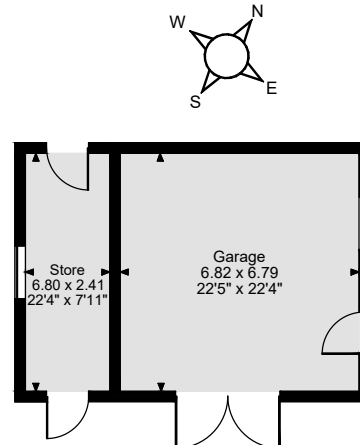
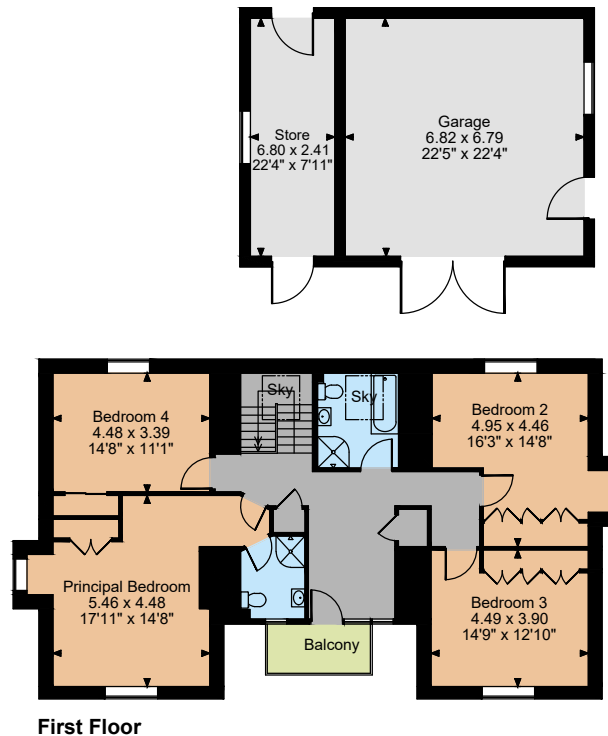
Nearby Schools

- Newmore Primary School
- Invergordon Academy









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

House internal area 3,713 sq ft (345 sq m)
 Garage internal area 499 sq ft (46 sq m)
 Stables internal area 893 sq ft (83 sq m)
 For identification purposes only.

Directions

Post Code: IV18 0LH
 ///what3words: desktop.nobody.expensive

General

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

Services: Mains electricity and water, LPG gas, private darinage to septic tank (SEPA registered), LPG gas-fired central heating.

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

Council Tax: Band G

EPC Rating: D

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

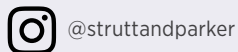
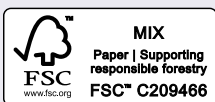
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Inverness

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