



St. Leonards
Evanton

**STRUTT
& PARKER**
BNP PARIBAS GROUP

A generously proportioned home situated in a popular location on the edge of the Highland village of Evanton.

A beautifully presented detached house offering light and attractive accommodation throughout. The property also benefits from an extensive garden, which includes a timber-framed summer house and an impressive swimming pool with a polytunnel shelter.



1 RECEPTION ROOM



5 BEDROOMS



3 BATHROOMS



PARKING & GARAGE



GARDEN & SWIMMING POOL



FREEHOLD



VILLAGE



2,547 SQ FT



OFFERS OVER £490,000



The property

St. Leonards is a splendid five-bedroom detached home that offers more than 2 500 sq. ft of attractive accommodation arranged over two floors. The ground floor has a welcoming reception hall, which leads to the well-proportioned, dual aspect sitting room with its woodburning stove and large, panoramic window welcoming plenty of natural light. There is also an open-plan dining room and kitchen, with the dining room featuring a logburner and the kitchen fitted with storage units to base and wall level. The adjoining utility room and boot room provide further storage and space for home appliances.

There is one bedroom on the ground level, which is ideal for use as a guest bedroom, while the first floor provides a further four bedrooms. These include the generous principal bedroom with its built-in wardrobes, dressing room and en suite bathroom with a separate shower unit. One further first-floor bedroom has a shower room, while there is also a family bathroom.

Outside

The driveway leads from the lane to the house, and provides plenty of parking space, as well as access to the integrated garage for further parking and workshop space. The garden surrounding the house consists of rolling lawns, a fenced chicken coop, a vegetable garden with a greenhouse, three storage sheds, a pond and a large patio for al fresco dining. There is also the timber-framed summer house, which has its own sun deck and gravel dining area, plus the swimming pool, which is sheltered from the elements by a polytunnel.







Location

The property is set in a village position in Evanton, close to the banks of Cromarty Firth and within six miles of Dingwall. Evanton offers various everyday amenities, including local shops, a village hall and a primary school.

St. Leonards is also perfectly placed to explore the delights of the east coast and Highlands beyond, including sailing at Cromarty Firth and a range of stunning hiking, cycling and riding routes.

Dingwall, the county town of Ross and Cromarty, offers various everyday amenities, including high street and independent retailers and access to large supermarkets.

Inverness is 16 miles away, providing further shopping, leisure and cultural facilities. Secondary schooling can be found in Dingwall, as well as Alness and Invergordon.

The area is well connected, with the A9 nearby

providing easy access to Inverness. Rail services are available from Dingwall and Inverness.

Inverness Airport is approximately 24 miles away from the city and offers a good selection of domestic and European flights.



Distances

- Dingwall 6.7 mile
- Inverness 17.1 miles
- Inverness Airport 24.4 miles

Nearby Stations

- Alness
- Dingwall
- Muir or Ord
- Inverness

Key Locations

- Cromarty Firth
- Moray Firth
- Loch Ness

Nearby Schools

- Kiltearn Primary
- Dingwall Primary
- Dingwall Academy
- Alness Academy









The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8636695/GBR

Floorplans

Main House internal area 2,547 sq ft (237 sq m)
 Garage internal area 322 sq ft (30 sq m)
 Summer House & Swimming Pool internal area 1,283 sq ft (119 sq m)
 Total internal area 4,152 sq ft (386 sq m)
 For identification purposes only.

Directions

IV16 9XY
 what3words: ///weds.agree.contemplate

General

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

Services: Mains electricity, water and drainage. Oil-fired heating.

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

Council Tax: Band G

EPC Rating: E

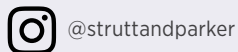
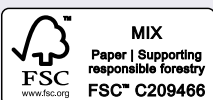
Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale.

Inverness

Castle House, Inverness, IV2 6AA

01463 719171

inverness@struttandparker.com
struttandparker.com



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

For the finer things in property.

