



The Old Manse, Jemimaville, Dingwall

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**STRUTT  
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# The Old Manse Jemimaville, Dingwall IV7 8LU

A detached Category B listed family home located on the Black Isle overlooking the Cromarty Firth

Cromarty 4.6 miles, Culbokie 9.7 miles, Dingwall 15 miles, Inverness 23 miles, A9 (Falkirk to Thurso road) 9.4 miles, Inverness Airport 30 miles

Entrance hall | Sitting room | Kitchen/breakfast room | Cloakroom | 4 Bedrooms | Bathroom Shower room | 2 Store rooms | Annexe with entrance hall, sitting room, kitchen, store room, bedroom and bathroom | Garden  
EPC Rating - D

## The property

Dating from around 1845, The Old Manse is a handsome rendered and double-fronted Regency-style family home with a single storey front elevation and a two storey wing to the rear, maximising the property's sloping site, in total providing almost 2,400 sq. ft. of light-filled flexible accommodation. The property offers the prospective buyer the opportunity to use it as a family home or continue its use as a holiday cottage. It has been sensitively modernised, with retained character features including sash windows, some with original shuttering, high ceilings with fine cornicing and some original fireplaces.

The ground floor accommodation flows from a welcoming entrance hall and comprises a generous sitting room with bow window and fireplace with woodburning stove, and a spacious kitchen/breakfast room with bow window, cast iron and tiled fireplace with woodburning stove, a range of wall and base units and space for a good-sized table. The ground floor accommodation is completed by

three double bedrooms, all with feature cast iron open fireplaces, a modern family shower room and a cloakroom.

The first floor provides an attic bedroom with inter-connecting store room, a second store room and a family bathroom.

The lower ground floor is set up as an annexe and provides an entrance hall with useful storage, utility room plumbed for a washing machine and drier, large sitting room, fitted kitchen with space for a table, store room, double bedroom with feature fireplace and a modern family bathroom with chequerboard flooring.

## Outside

The property is set behind a low-level stone wall topped with iron railings with an iron pedestrian gate opening to a central gravelled path, bordered on each side by areas of level lawn, leading to the storm porch and front door. The garden surrounding the property is laid mainly to lawn interspersed with mature shrubs, well-stocked flowerbeds and mature trees and features a paved terrace, ideal for entertaining, the whole enjoying access to and stunning views over Cromarty Firth towards Ben Wyvis.

## Location

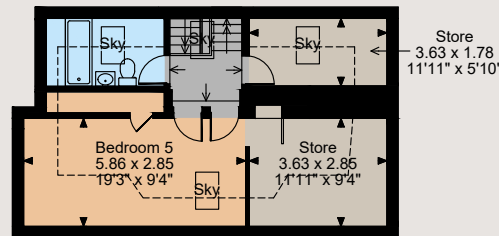
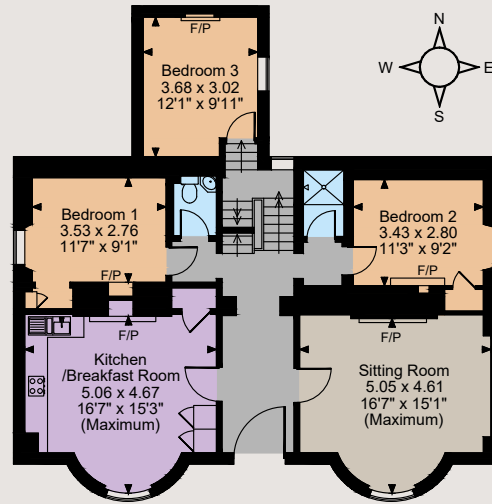
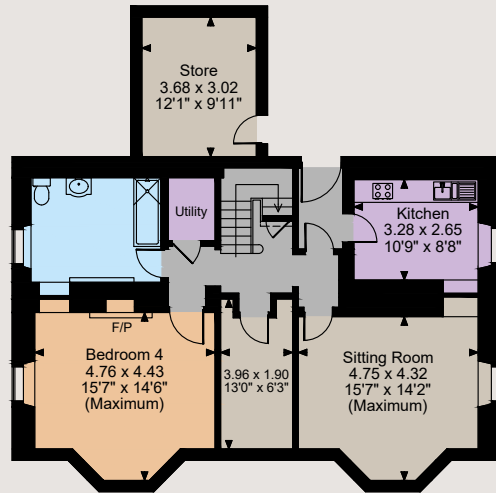
The Old Manse is situated on the Black Isle on the edge of the Cromarty Firth. The small village of Jemimaville has a useful Post Office while nearby Cromarty has numerous independent stores, a grocery shop and various eateries. Culbokie has a hotel, public house, Post Office and grocery store, market shopping and leisure amenities can be found in Dingwall while more extensive shopping and leisure facilities can be found in the Highland Capital of Inverness.

Communications links are excellent: the nearby A9 links to the Northern Highlands and to Inverness where you will find a mainline railway station with onward links to major regional centres, and Inverness Airport is less than 30 miles away.





Floorplans  
House internal area 2,382 sq ft (221 sq m)  
For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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## Directions

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From Inverness head north on the A9 and after approx 12.6 miles turn right onto B9163 signposted 'Findon, Cromarty', stay on this road for 6.5 miles, turn right signposted 'Newhall' and after 0.5 mile turn left, again signposted 'Newhall'. After 0.6 mile bear right, after 0.7 mile turn right onto B9163 and follow for Cromarty, after 1.2 miles the property can be found on the left-hand side by the red telephone box.

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, Tel 01349 886606, [www.highland.gov.uk](http://www.highland.gov.uk)

**Services:** Mains electricity, water and drainage, oil-fired central heating.

**Council Tax:** Band E

**Fixtures and Fittings:** Fitted floor coverings and integrated appliances will be included in the sale, further items may be available by separate negotiation.

**Tenure:** Freehold

**Guide Price:** Offers over £395,000

## Inverness

Castle House, Inverness, IV2 6AA

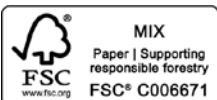
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