



Tough's Yard, Main Street, Gaza, Portmahomack

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BNP PARIBAS GROUP

Tough's Yard Main Street Gaza Portmahomack, Ross-shire IV20 1YS

A considerable detached property with a generous garden and an annexe and exceptional Dornoch Firth views.

Tain 9.5 miles, Inverness 40 miles, Inverness Airport 47.5 miles (mileages are approximate).

Porch | Reception hall | Sitting room | Family room | Drawing room | Study area | Kitchen/ Breakfast room | Dining room | Utility | Pantry 2 Cloakrooms | Principal bedroom with en suite bathroom | 3 Additional bedrooms with en suite shower rooms | Garden | Garage and one-bedroom self-contained Annexe

EPC Rating (Main House): D

The property

Tough's Yard is a versatile and spacious detached property offering over 4 100 sq. ft. of light-filled accommodation arranged over two floors.

The porch opens into a tasteful neutral reception hall with a cloakroom, a turned stairway to the first floor and double doors leading directly to the south-facing garden. From here flows a range of adaptable and bright ground-floor living spaces, including a double-height sitting room with a tall walk-in bay window and fireplace, a central family room also with a feature fire and an adjacent drawing room. Further is a formal dining room, whilst the sociable multi-aspect kitchen/breakfast room offers ample space for informal dining alongside

wide sliding doors to the terrace. The kitchen itself comprises a range of attractive modern cabinetry and worksurfaces complete with a variety of integrated appliances, a dedicated pantry and a useful utility room.

The roomy first-floor landing with its skylights and fitted store cupboards gives access to the mezzanine study area and additional flexible reception room with excellent elevated aspects, a range of built-in storage and a characterful feature fireplace complete with a stove. Further is a cloakroom and four well-proportioned bedrooms with built-in wardrobes and contemporary en suite facilities.

Outside

The property is approached via a large block paved driveway giving access to the detached garage, with steps alongside rising to a deck and the annexe. This well-appointed space offers a 21 ft. vaulted sitting room, a modern kitchen, a shower room and a peaceful bedroom. The property's considerable plot has been carefully landscaped, surrounded mostly by low stone-built walls with an expansive formal front level lawn with various trees and shrubs and paved terraces wrapping around the home. Further is a mature tiered stone section with a wealth of colourful herbaceous planting, rising to the elevated south-facing garden which enjoys additional neat lawn with various trees and shrubs divided by a pathway leading to a decked seating area with dramatic views.





Situation

The idyllic village of Portmahomack on the Dornoch Firth occupies a scenic and popular setting on the Tarbat peninsula with a sandy beach and harbour. There are several local amenities including a shop, primary school, Post Office, golf course and various eateries. Additional facilities including a health centre and a wider range of shops, schools and supermarkets are available at the nearby town of Tain, with Fearn Train Station providing links to Inverness in just over an hour. The A9 offers convenient road links further afield, with the thriving city of Inverness and its busy airport in easy reach.

Communication links are excellent: the nearby A9 gives access to the Northern Highlands and the South. Inverness Airport offers regular domestic and European flights.











Floorplans
 Main House internal area 4,153 sq ft (386 sq m)
 Garage internal area 666 sq ft (62 sq m)
 Annexe internal area 493 sq ft (46 sq m)
 Outbuilding internal area 67 sq ft (6 sq m)
 Total internal area 5,379 sq ft (500 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

what3words - ///education.natural.chief

From Inverness, take the A9 north crossing Kessock Bridge and continue on to the Nigg Roundabout where you take the 2nd exit onto the B9175 signposted Nigg. After approx. 1 ¼ miles turn left, following the sign for Hill of Fearn. At the next junction turn right signposted Portmahomack/B9165, after a further half a mile turn left to stay on the B9165, heading towards Portmahomack. Continue into Portmahomack and you will find the property on your righthand side, set back from Main Street up a short lane.

General

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

Services: Mains electricity, water and drainage. Electric heating.

Council Tax: Band G

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

Tenure: Freehold

Guide Price: Offers Over £620,000

Inverness

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