



Little Tarrel Castle, Portmahomack

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

# Little Tarrel Castle Portmahomack, Tain IV20 1RG

A unique, richly historical “B” listed home full of charm, character and original features.

Fearn Station 7 miles, Tain 8 miles, A9 trunk road 9 miles, Inverness 40 miles

Entrance hall | Sitting room | Living room  
Kitchen | Dining room | Principal bedroom with en suite shower room | 2 Additional bedrooms, 1 en suite | Shower room | Store room | Garden  
EPC Rating: F

## The property

Little Tarrel Castle is a characterful “B” listed small fortalice originally built in the 16th century, which has been sympathetically restored over the years to offer a range of spacious and comfortable accommodation arranged in an L-shape formation over three floors. According to records, the castle was built in 1559 by Alexander Ross the legitimated son of Walter Ross of Balnagown, chief of Clan Ross and eighth Laird of Balnagown. In the 1980’s, a full restoration took place, and it has been in the same ownership since, some 40 years.

It retains a wealth of its traditional features, including fine stonework and fireplaces, along with timber beams, thick wooden latched doors and shutters, as well as the original shot hole, gun loops and arrow slits.

The striking front door opens to the reception hall with stone flooring, stairway and store cupboard, which flows directly through to the rear terrace. On the ground floor is a barrel vaulted, atmospheric, stone dining room with a door opening to the southerly aspect. The beamed kitchen contains an array of elegant

fitted cabinetry and appliances, with ample space for informal dining. The accommodation flows into the dual-aspect sitting room, with its distinctive stone-built arched feature fireplace.

The spacious first floor houses a magnificent 17 ft. multi-aspect vaulted living room with a fireplace, ideal for entertaining. There is a contemporary shower room and two well-proportioned bedrooms to this floor, including the principal suite with its modern en suite shower room. On the second floor is a third bedroom with elevated aspects, a family bathroom and a useful store room.

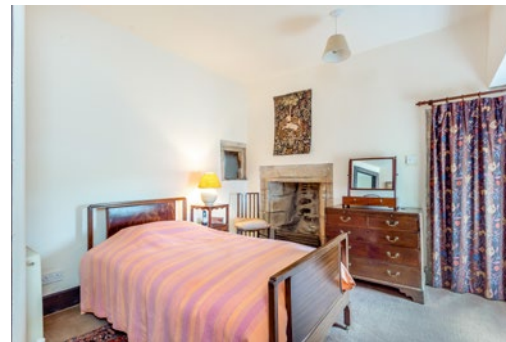
## Outside

The property sits in a quiet hamlet in an elevated position, about 8 miles east of Tain. It benefits from a private rear garden behind an enclosed stone wall. There is a paved raised rear terrace wrapping around the home, a generous amount of level lawn interspersed and surrounded by various mature trees. The garden benefits from far-reaching views opening onto unspoilt countryside. There is also a gated parking area to the side.

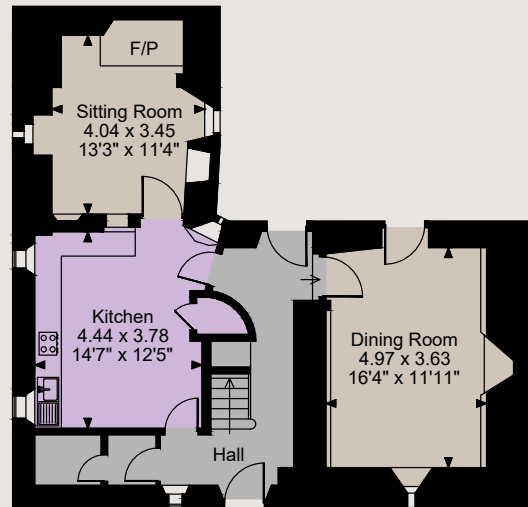
## Location

Idyllic Tarrel is located just 1.5 miles from the popular village of Portmahomack, a scenic setting on the Tarbat peninsula with a sandy beach and harbour. There are several amenities here including a shop, primary school, Post Office and a golf course. Additional facilities including a health centre, secondary schooling, eateries and supermarkets are available at the town of Tain, with Fearn train station providing links to Inverness, the capital of the Highlands in about an hour. The A9 offers convenient road links further afield. Inverness Airport offers a variety of domestic and European flights.

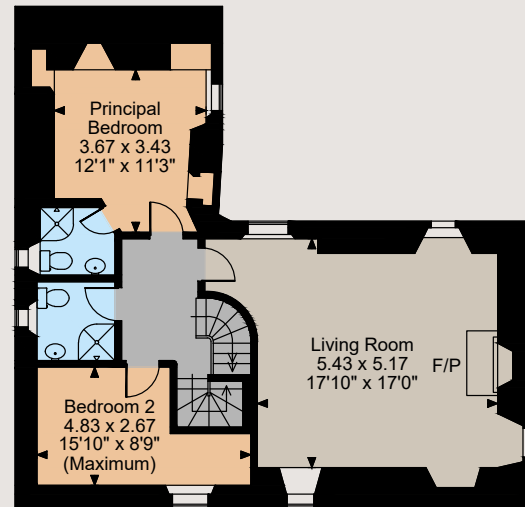




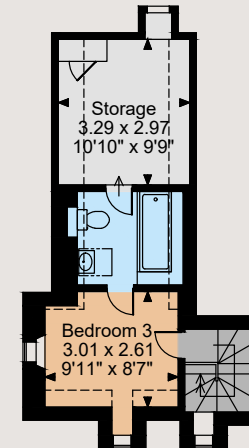
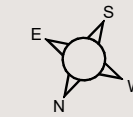
Floorplans  
House internal area 1,701 sq ft (158 sq m)  
For identification purposes only.



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 - ///disarmed.lamplight.tilting

From Inverness head north on the A9, after approx. 30 miles, at the roundabout take the 3rd exit onto the B9175 signposted Nigg, after 1.2 miles turn left signposted 'Portmahomack', after 1.9 miles turn right onto Station Rd/B9165 signposted 'Portmahomack', after 0.6 miles turn left to stay on the B9165, continue for 5.4 miles and turn right signposted 'Rockfield Farm' the property can be found along the track on the left hand side.

## 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 and water, private drainage to septic tank (SEPA registered), oil-fired central heating.

**Council Tax:** Band F

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

**Tenure:** Freehold

**Guide Price:** Offers Over £340,000

## Inverness

Castle House, Inverness, IV2 6AA

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