



## The Stables, Jemimaville, Jemimaville, Dingwall, IV7 8LU

- Detached house.
- Five bedrooms.
- Driveway & detached garage.
- Two reception rooms.
- Shower room & bathroom.
- Oil fired central heating.
- Spacious kitchen.
- Generous garden grounds.
- Double glazing throughout.

Offers Over £325,000

A rare opportunity to purchase a spacious 5 bedroom, family home in a picturesque, rural situation. This detached property offers generous living space, extensive garden grounds and stunning views across the Firth.

The ground floor accommodation comprises of the entrance vestibule, hallway, sizeable lounge with open plan, formal dining area, conservatory overlooking the rear garden, spacious kitchen with ample storage and informal dining/living space, handy utility room, two double bedrooms and shower room. On the first floor the landing gives access to the main bedroom and ensuite, further double bedroom, one single bedroom and the family bathroom which completes the accommodation. This property also benefits from an oil-fired central heating system and double glazing throughout.

Within the immediate boundaries of the property private outdoor space includes very well-maintained gardens with a variety of colourful flowers, a summer house, green house and covered seating area. The driveway is at the rear of the house and is private. The single, detached garage sits on the edge of the boundary and has a full electric supply. Early viewing is advised to fully appreciate this property and its situation.

## LOCATION

Situated in the rural settlement of Jemimaville on the Black Isle, this property offers a peaceful location for those looking to indulge in countryside living while benefitting from convenience of easy commuting distances to larger towns in the Highlands.

There is a garage with fuel pumps within Jemimaville itself. A range of local amenities such as a convenience store, post office, transport links, restaurants, play park, village hall and cinema are available approximately 4.7 miles away in Cromarty. There are a number of popular walking routes along with a sandy beach and pier also in Cromarty. A more comprehensive range of amenities is available in both Dingwall, approximately 15 miles away, Fortrose approximately 7.6 miles away and Inverness, which lies approximately 18.9 miles South of the property.

Travel routes, including the A9, are easily accessible from the property. A public bus service operates from within walking distance of the property.

For younger children, Primary Schooling is available at Resolis Primary School and older children would attend Fortrose Academy. Transport services are offered for both schools.

## DIRECTIONS

From Inverness, take the A9 Northbound over the Kessock Bridge and follow for approximately 3 miles. Take the slip road junction for the B9161 signposted for Munloch. Continue for 3.3 miles passing through Bogallan and Munloch. At the T junction turn right and then immediately turn left onto the single track road signposted for Culbokie. Follow the road for 2.3 miles and turn right passing through Killen and continuing for 4.1 miles. Turn left onto the B9160 and follow for 3.1 miles. Take a right onto the B9163 and follow for approximately 1 mile into Jemimaville. The Stables will be on your left-hand side and has a red telephone box just outside the property.

## KEY POINTS

- Generous plot.
- Rural situation.
- Stunning views.
- Ideal family home.
- Excellent storage provisions.
- Commuting distance to Inverness & Dingwall.

## ACCOMMODATION

### ENTRANCE VESTIBULE

1.45 x 1.05 (4'9" x 3'5")

Front external door and access into the hallway.

### HALLWAY

3.16 x 1.44 & 6.26 x 0.97 & 4.52 x 0.94 (10'4" x 4'8" & 20'6" x 3'2" & 14'9" x 3'1")

Provides access to all ground floor living space and stairs to first floor. Large storage cupboard under the stairs and rear external door leading to the garden grounds.

### LOUNGE & DINING AREA

4.10 to 3.78 to 3.06 x 8.06 (13'5" to 12'4" to 10'0" x 26'5")

Bright and spacious lounge with multi fuel stove featuring an exposed brick hearth creating a cosy focal point to the room. Open plan formal dining area which leads into the conservatory and offers access into the kitchen. There are two front facing windows allowing for an influx of natural light through the room.



### CONSERVATORY

3.37 x 2.82 (11'0" x 9'3")

Situated at the rear of the property this space currently holds the hot tub which will be included in the sale. This room overlooks the rear garden and offers lovely views across the water. Rear external door leading out to driveway.



### UTILITY ROOM

1.91 x 2.41 x 1.81 (6'3" x 7'10" x 5'11")

Base mounted cabinets with stainless steel sink and draining board, consumer unit, space for white goods, boiler, shelved storage cupboard, laundry pulley and rear facing window.

### BEDROOM THREE

3.59 x 2.99 (11'9" x 9'9")

Double bedroom with single built-in wardrobe and front facing window.

### KITCHEN

5.73 x 3.30 (18'9" x 10'9")

Wall and base mounted cabinets, worktop space with tiled splash back, one a half bowl stainless steel sink and draining board with extendable tap. Integrated appliances include electric hob, oven & grill, extractor hood and fridge freezer. Breakfast bar and further informal dining or living space. Two rear facing windows and access to hallway and lounge.



### BEDROOM FOUR

2.93 x 2.58 (9'7" x 8'5")

Double bedroom with single built-in wardrobe and front facing window.



### SHOWER ROOM

1.84 x 1.88 (6'0" x 6'2")

Shower, wash hand basin, wall mounted mirrored cabinet, WC, shaving point, 3/4 tiled walls, extractor fan and side textured glass window.

### FIRST FLOOR

#### LANDING

3.55 x 5.08 x 1.00 (11'7" x 16'7" x 3'3")

Provides access to all first floor accommodation. Large storage cupboard and front facing window.



### BEDROOM ONE

5.66 x 2.99 x 3.60 (18'6" x 9'9" x 11'9")

Generously sized double bedroom with fitted double wardrobe built-in cupboard. Ensuite shower room and double aspect windows to the front and rear.



### ENSUITE

2.06 x 1.66 (6'9" x 5'5")

Wash hand basin with mixer tap and storage, shelved storage unit, shower, WC, extractor and rear facing velux window.

### BEDROOM TWO

5.67 x 3.00 (18'7" x 9'10")

Spacious double bedroom with built-in single wardrobe and double aspect windows to the front and rear.



### BEDROOM FIVE

2.79 x 2.39 (9'1" x 7'10")

Single bedroom with front facing window. Ideal space for a home office or project/playroom.



### FAMILY BATHROOM

3.91 x 2.05 (12'9" x 6'8")

Bath, walk-in shower, wash hand basin with storage, WC, extractor, shaving point and rear facing velux window.



## GARAGE & DRIVEWAY

The private driveway is situated at the rear of the house and the detached, garage sits on the edge of the property boundary and has a full electric supply.



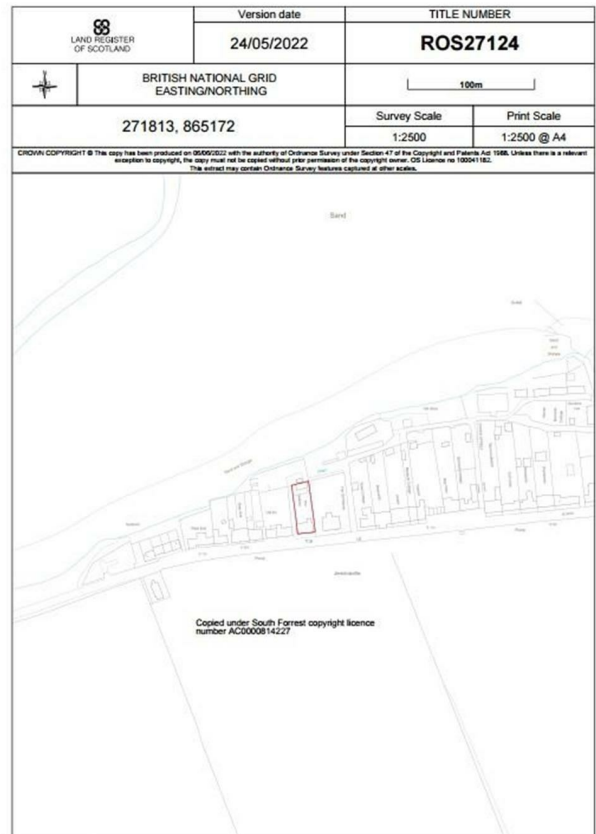
REAR VIEW OF PLOT



TITLE PLAN

## REAR GARDEN

Considerable rear garden featuring well-maintained lawn space, summer house, green house and covered seating area.



### EXTRAS

This property is being sold as seen. Fitted floor coverings, light fittings, curtains, blinds, curtain poles/tracks, hot tub, white goods and integrated appliances are to be included in the sales price. Please note the curtains in bedroom one will be removed prior to sale along with one of the freezers in the utility room. The chest of drawers and side units in the downstairs bedrooms and bedroom two can be purchased by separate negotiation if of interest to the purchaser.

### SERVICES

The subjects benefit from mains electricity and water. Drainage is by way of public sewer. Central heating is oil fire with the tank in the rear garden. Phone line and broadband connectivity available.

### EPC BAND

EPC BAND D.

### COUNCIL TAX BAND

The current council tax is Band F. Please be aware that this may be subject to change upon sale.

### VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or [property@southforrest.co.uk](mailto:property@southforrest.co.uk).

### HSPC REFERENCE

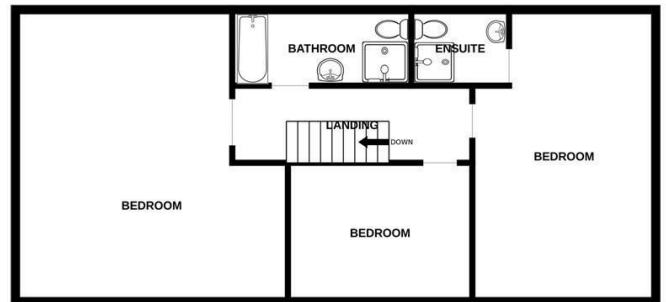
61908.



GROUND FLOOR  
1183 sq.ft. (109.9 sq.m.) approx.



1ST FLOOR  
765 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 1948 sq.ft. (181.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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