



**Services**

Mains water, electricity, and drainage is to a septic tank.

**Extras**

All carpets, fitted floor coverings, curtains, blinds and electric cooker. 2 large outbuildings, 3 sheds, stables and kennels.

**Heating**

Oil fired central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

E

**Viewing**

Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01463 22 55 33.

**Entry**

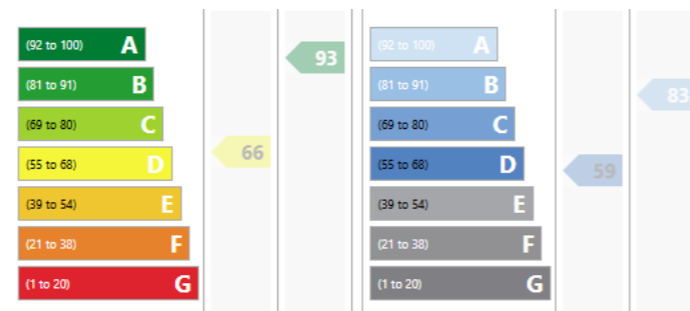
By mutual agreement.

**Home Report**

Home Report Valuation - £435,000  
A full Home Report is available via Munro & Noble website.

**Google Co-Ordinates**

57°35'05.6"N 4°30'49.0"W  
<https://goo.gl/maps/ah3RzSWWB8pXA6PLA>



**Lochview  
Knockfarrel, Dingwall  
IV15 9TQ**

This two bedroomed detached house, with attached two bedroomed annex is located in the scenic village of Knockfarrel, and rests on de-crofted grounds, with separate croft land extending to approx. to 7.90 acres.

**OFFERS OVER £435,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

- Detached House Annex
- 4 Bedrooms
- 1 Reception
- Conservatory
- 2 Bathrooms
- Oil
- Garden + Croft 7.90Acres
- Workshop + Outbuildings

**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533  
**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.  
**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.  
**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Croft



Croft



Croft + Stables



Outbuilding



Workshop



Lounge



Kitchen/Diner



View



**Property Description**

Lochview is a two bedroomed detached house, with an attached two bedroomed annex that occupies an enviable spot in this seldom available area and enjoys uninterrupted, panoramic views across Loch Ussie and surrounding countryside. Resting on a de-crofted plot with garden grounds, and having additional croft land which extends to approx. 7.90 acres, it will suit a variety of potential purchasers including those looking for a family sized home and viewing is recommended to appreciate the accommodation within, as well as its peaceful location. The property offers a number of pleasing features including a conservatory, double glazed windows, oil fired central heating, and good storage throughout. The spacious accommodation has been split into two halves, the original home, and a two bedroomed annex to the side elevation. Upon entering the home, you are met with a front porch and an entrance hall, off which can be found a double aspect lounge which has an electric feature fire, and leads to the conservatory which gives access to the rear. Upstairs there is a good sized walk-in cupboard, and two double bedrooms, one having a WC and benefiting from built-in storage, and both affording stunning views over Loch Ussie. Back on the ground floor, there is a wet room consisting of a wash hand basin, a WC and open shower cubicle. The well-appointed kitchen/diner comprises wall and base mounted units with worktops, splashbacks, a 1½ sink with mixer tap and drainer, and has plumbing for a washing machine and space for a fridge-freezer and tumble dryer. The kitchen leads to the annex which also has its own independent access to the front elevation. It comprises a hallway, and two bedrooms, with the principal bedrooms benefiting from an en-suite bathroom.

Externally, the garden grounds surround the property and are predominately laid to lawn with a smaller fenced gravel area. A large tarmac driveway runs to the front elevation and offers ample parking and turning for numerous vehicles, and in turn leads to the workshop which has power, lighting and loft space. There are two large outbuildings, ideal for storing farming vehicles, and three large sheds with concrete flooring, all of which are included in the sale. Further to this is a kennel run.

The owner occupied croft extends to approx. 7.90 acres and lies to the side and rear of the property in a sloped position. It is enclosed by iron fencing, providing ample space for grazing, and husbandry, and sited within the croft land are a set of stables.

The picturesque village of Knockfarrel is sought after being semi-rural yet being within approximately four miles of the town of Dingwall. Dingwall has a train station and where local amenities include high street shops, supermarkets, primary and secondary schooling (school busses running through Knockfarrel, a leisure centre, and two medical practices. The city of Inverness that boasts a wider range of shops and services is within easy commuting distance some 14 miles distant from Dingwall.

Annex Bedroom One



Annex En-Suite Bathroom



First Floor Bedroom One



First Floor Bedroom Two



Ground Floor Wet Room



**Rooms & Dimensions**

Entrance Porch  
Approx 1.33m x 2.01m

Entrance Hall

Lounge  
Approx 3.50m x 4.07m

Conservatory  
Approx 3.49m x 2.47m

Ground Floor Wet Room  
Approx 2.91m x 1.90m

Kitchen/Diner  
Approx 3.51m x 4.07m

Inner Hall

Annex Bedroom Two  
Approx 3.42m x 2.31m\*

Annex Bedroom One  
Approx 2.60m x 3.93m

Annex En-Suite Bathroom  
Approx 1.37m x 2.69m

Landing

First Floor Bedroom Two  
Approx 4.38m x 3.52m

Walk-in Cupboard  
Approx 2.93m x 0.94m

First Floor Bedroom One  
Approx 3.52m x 4.10m

WC  
Approx 2.91m x 1.12m

\*At widest point