



Services

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

Extras

All carpets, fitted floor coverings, curtains, blinds and free standing white goods.

Heating

Oil fired central heating.

Glazing

Double glazing throughout.

Council Tax Band

G

Viewing

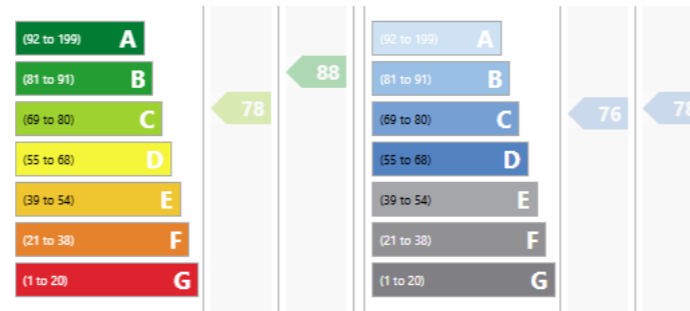
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01862 892 555.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £450,000
A full Home Report is available via Munro & Noble website.



Westwinds, Ashfield Fearn, Tain IV20 1XW

A stunning, modern detached family home in a peaceful rural setting, with generous garden grounds. Featuring an excellent cabin, garage and ample off-street parking. A separate plot extending to approx 0.25 acres of land is available.

OFFERS OVER £450,000

The Property Shop, 22 High Street, Tain

property@munronoble.com

01862 892 555

Property Overview

- Detached Villa
- 4 Bedrooms
- 2 Receptions
- Office
- 3 Bathrooms
- Oil
- Garden + Plot 0.25 Acres
- Garage

DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 IAE Telephone 01862 892555.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 IAE.

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.

Bedroom One



Bedroom One En-Suite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four







Lounge



Kitchen/Breakfast Room

Property Description

Set in a beautiful rural location close to the Seaboard Villages is an impressive, modern detached home offering flexible family accommodation across two levels. The property is finished with solid American oak flooring and benefits from oil fired central heating, complemented by a multi-fuel stove in the lounge for a cosy focal point. A welcoming entrance is by way of a striking large galleried atrium, creating an immediate sense of space and light. The atrium comfortably hosts a sitting/dining area. The home offers two reception rooms, ideal for both entertaining and everyday living, alongside a stylish kitchen with the utility room across the hallway. The kitchen comprises of wall and base units with gloss doors, splashback tiling, composite sink with Incinerator tap, and a free standing fridge-freezer. Neff integrated appliances include an induction hob with extractor fan over, two double ovens, combi microwave, coffee machine and dishwasher. The bright and spacious lounge offers French doors leading to a decked area within the rear garden allowing for al-fresco dining. This room also features a multi-fuel stove and provides access to a separate office/craft room which allows for an excellent home-working or hobby space. Completing the ground floor is a double bedroom and shower room which is fitted with a shower cubical with electric shower, a WC and a vanity wash hand basin—ideal for guests or multi-generational living. The oak staircase rises from the atrium to the first floor which leads to the gallery landing. Three further bedrooms can be found on the first floor, with the principal bedroom benefitting from a walk-in wardrobe, built-in storage cupboard, and en-suite shower room. The family bathroom features a corner bath, shower cubicle, WC, and wash hand basin within a vanity unit. Viewing is highly recommended to appreciate the character and potential of this charming home. Externally, the substantial garden grounds surround the property and provide wonderful views towards the open countryside. The front elevation benefits from mature trees and shrubs, and the grounds are fully enclosed by a mixture of timber fencing and hedging providing privacy. A large driveway offers ample parking and turning, with the addition of a large garage and double carport. The cabin is currently used as a utility room and gym, offering excellent flexibility. A brilliant feature of this home is the additional plot which extends to approximately 0.25 Acres and is sited towards the side of the property. The boundaries are clearly marked as the land is fully enclosed by timber fencing. The land is laid almost entirely to lawn, with a gravel driveway. There is currently no planning permission in place for this parcel of land, and services are not connected, but are located nearby. The nearby Seaboard Villages, known for its scenic beauty, sandy beaches, and strong sense of community. Local amenities include a primary school, village hall with post office, café, and recreational facilities, Hotel with restaurant, Spar shop, and chemist with further shopping and medical services available in nearby Tain. Inverness is within commuting distance, offering excellent transport links and a wider range of facilities.

Rooms & Dimensions

- Atrium/Sitting Room
Approx 8.38m x 4.66m
- Kitchen/Breakfast Room
Approx 4.59m x 4.32m
- Utility Room
Approx 3.52m x 2.60m
- Inner Hall
- Shower Room
Approx 2.59m x 2.47m
- Bedroom Three
Approx 3.83m x 3.35m
- Lounge
Approx 5.63m x 4.60m
- Craft Room/Office
Approx 4.60m x 2.63m
- Landing
- Bedroom Two
Approx 4.60m x 3.23m
- Bedroom Four
Approx 2.64m x 2.58m
- Bathroom
Approx 2.74m x 2.57m
- Bedroom One
Approx 4.61m x 3.92m
- Bedroom One En-Suite
Shower Room
Approx 2.28m x 1.88m
- Garage
Approx 7.59m x 5.00m
- Carport
Approx 7.94m x 7.94m
- Outbuilding
Approx 7.14m x 2.83m



Kitchen/Breakfast Room



Bathroom



Utility Room



Atrium/Sitting Room