



## Services

Mains electricity, and telephone line. There is a water connection within curtilage, but it is not yet connected to the house. A site for a new septic tank has been identified and percolation tests are complete, but construction has not commenced.

## Extras

Sheds/Outbuildings.

## Heating

No fixed heating.

## Glazing

Single glazed windows throughout.

## Council Tax Band

C

## Entry

By mutual agreement.

## Viewing

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

## Directions

Google co-ordinates -  
<https://maps.app.goo.gl/IQAJAgwZ8YgPAPWn8>

## Planning Reference

Details on the planning consent can be found on the ePlanning pages via the Highland Council website using reference number 23/04608/FUL

## Disclaimer

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed.

**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.



## Woodside Cottage

### Farr, Inverness

### IV2 6XB

A traditional, stone-built detached cottage which requires complete renovation, and benefits from a private woodland location, generous grounds and planning permission.

**OFFERS OVER £180,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉ [property@munronoble.com](mailto:property@munronoble.com)

☎ 01463 22 55 33

📞 01463 22 51 65

## Property Overview



Detached  
Cottage



2 Bedrooms



2 Receptions



No Fixed  
Heating



Garden  
0.32Acres



Outbuildings



Off-Road  
Parking



Lounge



Dining Room



Property Description

Privately nestled in the woodlands of the peaceful village of Farr, Woodside is derelict detached cottage requiring complete renovation. It sits within garden grounds extending to approximately 0.32 acres, and offers a fantastic development opportunity for those looking to build a family home in a seldom-available location. Full Planning Permission has been granted for generous extensions to the side and rear of the property, transforming the current dwelling into a spacious two bedroom house. The cottage is currently arranged over two floors, with the ground floor consisting of two reception rooms, and a large cupboard, and the upstairs comprising a small landing and two bedrooms. Outside, the garden consists of a mixture of lawn and hardstanding, and the house is accessed via a private track running through the community orchards. There is ample off-road parking, and within the grounds are a number of outbuildings, all of which are included in the sale. The boundaries are formed by fencing and mature trees, offering privacy, whilst still affording stunning views of the surrounding countryside. Viewing is recommended to appreciate the location and scenery, but to also gain an understanding of the work required. Woodside Cottage is located in Farr, approximately 6 miles south of Inverness. Local amenities include a well-stocked general store, community hall, primary & nursery schooling and a playpark in the village of Farr. Secondary schooling is provided at Inverness Royal Academy, for which a bus service is provided. The surrounding area offers a wide range of activities including walking, hiking, shooting and fishing. The property is within easy commuting distance of Inverness, which offers a full range of amenities including shops, bars, restaurants, theatres, and rail and bus stations. The village of Daviot is also close by. Inverness City enjoys excellent communications by road and rail and is served by an International airport.

Rooms & Dimensions

Entrance Hall

Lounge

Approx 4.39m x 3.30m

Dining Room

Approx 4.53m x 3.84m

Landing

Bedroom Two

Approx 3.72m x 3.30m

Bedroom One

Approx 3.83m x 3.73m



Bedroom One



Bedroom Two

