



**Directions**

From Inverness take the A862 west towards Beaully and continue along this road through Inchmore and past the turning for Achnagairn House. There is a signpost for Meikle Phoinneas on the right hand side of the road. Take this right and continue along the track through the farm yard until reaching Jonald which is the second white house on the left hand side.

**Services**

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

**Extras**

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

**Heating**

Oil fired central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

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**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.



**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533  
**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.  
**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.

**Property Overview**



- Detached House
- 6 Bedroom
- 3 Reception
- 4 Bathroom
- Oil
- Garden
- Garage
- Office Potential

**Jonald  
Meikle Phoinneas  
Beaully  
IV4 7AY**

A substantial, detached, six bedroom villa, with integral double garage that is located in semi-rural location, within commuting distance of Inverness, and occupies a plot that extends to approximately 4 acres.

**OFFERS OVER £430,000**

The Property Shop, 47 Church Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Kitchen/Diner



Dining Room



Utility Room



Ground Floor Bedroom



Ground Floor En-Suite Shower Room



Jack & Jill Bathroom



Family Room/Bedroom Seven



Bedroom Three



Bedroom Four



Bedroom Five





### Property Description

This impressive, detached villa, offers contemporary and well proportioned accommodation spread over two floors. The clever use of glazing throughout allows an abundance of natural light, generating a bright and airy environment and the room layout makes the most of the views over the garden and stunning countryside. Offering a wealth of features including six bedrooms, five boasting en-suite facilities, a sunroom, double glazing, oil fired central heating, and ample storage provisions, viewing is recommended to appreciate the size of the accommodation on offer as well as the size of the plot it occupies. On entering the property via the glazed, front door, you are met with a spacious entrance hall that has two storage cupboards and an oak staircase which ascends to the first floor gallery landing. On the ground floor can be found a WC, a generous sized lounge which has a cosy open fireplace within a stone mantel piece and a slate hearth surround, and has doors giving access to the sunroom and dining room. The sunroom is double aspect having windows to the side and rear elevations as well double glazed French doors to the patio area in the garden. The kitchen/diner forms the heart of the home and provides ample space for a large table and chairs. It is fitted with wall and base mounted units with worktops and splashbacks and has a 1 1/2 bowl sink drainer with mixer tap. Included in the sale is a range master stove which has an extractor fan over, and integral appliances include a dishwasher. Off the kitchen can be found a useful utility room which has a washing machine, a tumble dryer, a sink with drainer and mixer tap, two storage cupboards and a door giving access to the integral double garage. Completing the ground floor accommodation is a double bedroom, with its en-suite shower room.

From the gallery landing, a storage cupboard, a Jack and Jill bathroom, five further bedrooms and a family room (with the potential to be used as a seventh bedroom if required) can be accessed. Bedrooms two and three benefit from a Jack and Jill bathroom which is fully wet-walled and comprises a WC, a wash hand basin, a double whirlpool bath and a shower cubicle with main shower. Bedroom four and five also benefit from en-suite shower rooms which are both partially tiled and comprise a WC, a wash hand basin and a shower cubicle with main shower. Stunning views over neighbouring countryside and farmland can be also enjoyed from bedroom two, three and four.

Externally, the property sits on a plot extending to approximately 4 acres and is neighbored by woodland and farmland. The impressive garden grounds are completely private and not overlooked, and the boundaries are formed in timber and iron fencing. There is a gravel driveway which provides ample space for turning and parking for a number of vehicles, and in turn leads to the integral double garage which has up and over doors, power and lighting. To the side elevation, there is patio area which is positioned perfectly to enjoy the sunshine and views, and is ideal for outdoor entertaining. Jonald is located near the village of Beaulieu which has a range of shops and services including a supermarket, a delicatessen, butcher, baker, chemist, post office, filling station, and a good range of bars, hotels and restaurants. Beaulieu enjoys easy access to both Inverness and Dingwall and has bus and train services running to the Highland Capital which is approximately 12 miles away. Primary schooling is located in the village while older children attend Charleston Academy in Inverness to which there is a bus service.



### Rooms & Dimensions

Entrance Hall

WC  
Approx 1.11m x 2.39m

Lounge  
Approx 4.19m x 7.04m

Dining Room  
Approx 4.19m x 3.92m

Sun Room  
Approx 4.79m x 2.55m

Kitchen/Diner  
Approx 3.83m x 4.68m

Utility Room  
Approx 4.67m x 2.53m

Integral Double Garage  
Approx 5.97m x 6.12m

Ground Floor Bedroom  
Approx 3.50m x 3.68m

Ground Floor En-Suite Shower Room  
Approx 2.38m x 1.52m

Gallery Landing

Family Room/Bedroom Seven  
Approx 6.15m x 4.81m

Bedroom Six  
Approx 3.69m x 2.83m\*

Bedroom Two  
Approx 5.01m x 4.20m

Jack and Jill Bathroom  
Approx 3.17m x 2.90m

Bedroom Three  
Approx 4.80m x 6.86m\*

Bedroom Four  
Approx 4.99m x 3.40m

En-Suite Shower Room  
Approx 2.90m x 1.19m

Bedroom Five  
Approx 4.99m x 3.20m\*

En-Suite Shower Room  
Approx 1.70m x 2.39m

(\*At widest Point)

