

# The Barn, Balnain

Drumnadrochit, IV63 6TL

Offers Over £250,000





### Overview

- 2 bed stone built cottage with open outlook
- Outbuildings with holiday home potential
- Picturesque setting, close to Drumnadrochit and Loch Ness
- Situated on approx 3 acres of land overlooking Loch Meikle and surrounding countryside
- Double garage, drive with space for several vehicles, outbuildings
- EPC Band F



### Description

Charming two bedroom stone built cottage in the popular area of Balnain, a short drive from Drumnadrochit. Set in a tranquil location overlooking Loch Meiklie and the mountains beyond, the property is rural without being isolated and just a short drive to local amenities. With some sympathetic upgrading this generously proportioned property would make a lovely family home or investment. There is a bright lounge/diner with windows on dual aspects, with access to a large conservatory with views of the surrounding countryside. The kitchen offers an integrated electric hob, double oven and extractor, and a solid fuel Rayburn. The dining room is a generous size with patio doors and is currently being used as a utility room. There are two double bedrooms and a bathroom with shower over the bath. Completing the accommodation on the ground floor is a useful WC. Stairs from the lounge lead to two inter connected attic rooms, which have limited ceiling height but provide excellent storage space. There is oil fired central heating and double glazing throughout. A stone outbuilding is attached to the property, which houses the oil fired boiler - it benefits from power, lights and water, as well as a WC and a staircase giving access to loft storage area. There is also a stone coal shed. The outbuildings could possibly be converted to additional accommodation, subject to the appropriate planning approvals. The detached double garage has power and lights and a large workshop to the rear of it. The grounds extend to approximately 3 acres, which include grassed areas to the front and back, wooded areas, two ponds and there are old fashioned roses, apple and plum trees, as well as willow, bamboo and other shrubs. There is also a glass domed greenhouse as well as a polytunnel, though in need of repair, also included in the sale. The drive provides parking for 4 vehicles and the access track is shared access with the neighbouring properties.



## Room Dimensions

Lounge	(15' 1" x 19' 4") or (4.60m x 5.90m)
Kitchen	(16' 2" x 8' 9") or (4.94m x 2.66m)
Dining/Utility Room	(10' 4" x 13' 7") or (3.16m x 4.14m)
Conservatory	(8' 4" x 16' 7") or (2.54m x 5.05m)
WC	(4' 10" x 2' 11") or (1.48m x 0.90m)
Bedroom 1	(14' 6" x 8' 10") or (4.41m x 2.69m)
Bedroom 2	(13' 11" x 9' 11") or (4.24m x 3.02m)
Bathroom	(9' 9" x 4' 8") or (2.98m x 1.43m)
Attic Space	(10' 8" x 9' 10") or (3.25m x 3.00m)





#### Services

Mains electricity, water and private drainage with septic tank.

#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated electric hob, double oven, extractor, fridge, freezer and solid fuel Rayburn. Garden shed(s) and glass domed greenhouse.

#### Council Tax

Band D

#### Tenure

Freehold

#### Entry

To be mutually agreed.

#### Viewing

To arrange a viewing of this property please contact Emma MacLaren on 07850 407884 or 01463 233218.



**Tel: 01463 233218**

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