

Ardenbeg House

Tore, Muir Of Ord, IV6 7SD

Offers Over £600,000





- Spacious and immaculate 6 bed detached family villa
- Within sought after Tore Primary and Fortrose Academy catchment area
- Lounge, dining room, kitchen/dining/family room, boot room, laundry room, 2x shower room, WC, 6 bedrooms, ensuite, bathroom
- Set on approximately 3 acres with manicured gardens, woodland, large workshop/car port, shed, driveway for multiple cars.
- Ideal for larger families looking for flexible space
- EPC band D



Fantastic opportunity to purchase this beautifully presented villa in a prime location within commuting distance to Inverness. Boasting bright and well-proportioned rooms throughout, this property is ideal for larger families seeking space and versatility. The generous dual aspect lounge is bright and airy with French doors opening into the expansive gardens. Leading from the lounge, the formal dining room comfortably accommodates an 8-seater table and flows seamlessly into the stylish kitchen/dining/family room. This impressive space features base and wall units, two integrated fridges, eye-level double oven, microwave and dishwasher, with a freestanding electric AGA. The kitchen island offers further storage and a breakfast bar for informal dining, with an additional built-in dining table. This versatile room also benefits from a family living area with feature woodburning stove and French doors to the patio. Off the kitchen, a walk-in pantry provides extra storage. The boot room is a generous space fitted with base units, worktop and sink. The large laundry room offers ample workspace, fitted units, a washing machine, tumble dryer, two freestanding freezers, and two ceiling pulleys for drying. A versatile downstairs bedroom is currently used as a home gym. A modern downstairs shower room and a separate WC complete the ground floor accommodation. Upstairs, the spacious principal bedroom features integrated wardrobes and a gallery area perfect for relaxing and enjoying views over the gardens. The ensuite shower room is fitted with a mains-fed shower and his and her sinks. There are four further upstairs bedrooms, all benefiting from fitted wardrobes. The family bathroom is equipped with a large mains-fed shower, freestanding feature bath and twin sinks. A shower room completes the accommodation. There are excellent storage options, including a dedicated storage room and partially floored attic space with ladder and lighting. The property benefits from oil-fired central heating and double glazing. The house sits within approximately 3 acres of grounds with beautifully manicured lawns and well-maintained woodland, offering superb outdoor space for families.



Room Dimensions

Lounge	(26' 6" x 14' 9") or (8.07m x 4.49m)
Dining Room	(12' 8" x 14' 9") or (3.85m x 4.50m)
Kitchen/ Family/ Dining Room	(38' 4" x 18' 9") or (11.68m x 5.71m)
Pantry	(9' 9" x 8' 11") or (2.97m x 2.71m)
Bedroom 6	(9' 3" x 8' 9") or (2.82m x 2.66m)
WC	(6' 6" x 2' 10") or (1.97m x 0.86m)
Store	(15' 3" x 8' 2") or (4.64m x 2.48m)
Shower Room (downstairs)	(7' 8" x 9' 2") or (2.34m x 2.79m)
Boot Room	(11' 11" x 8' 11") or (3.63m x 2.71m)
Laundry Room	(15' 4" x 13' 3") or (4.67m x 4.04m)
Shower Room	(7' 5" x 2' 9") or (2.27m x 0.83m)
Family Bathroom	(13' 6" x 7' 1") or (4.11m x 2.15m)
Bedroom 1	(26' 7" x 14' 10") or (8.11m x 4.51m)
Bedroom 2	(12' 11" x 11' 7") or (3.93m x 3.53m)
Bedroom 3	(12' 9" x 13' 0") or (3.89m x 3.95m)
Bedroom 4	(13' 11" x 10' 0") or (4.25m x 3.06m)
Bedroom 5	(8' 10" x 10' 3") or (2.70m x 3.12m)
Ensuite Bathroom	(12' 5" x 5' 6") or (3.79m x 1.68m)





Extras

All fitted floor coverings, fixtures and fittings including light fittings. Curtains, curtain poles and window blinds. Integrated appliances include the electric AGA, eye-level double oven, microwave, full height fridge, under-counter fridge and dishwasher. Two washing machines, tumble dryer and two freezers are also included. Three outdoor antique street lamps, large workshop and shed.

Services

Oil tank, electricity, water and septic tank. Telephone and broadband.

Council tax

Band G

Tenure

Freehold

Floor Area

349m²

Entry

By mutual agreement.

Viewing

Dont delay - get in touch with Tailormade Moves today to arrange a viewing.



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