



INNES & MACKAY
SOLICITORS ESTATE AGENTS NOTARIES



THE OLD MANSE, CANTRAY, CROY, IV2 5PS

The rural location of this stone built detached Old Manse is a must for anyone looking for a spacious property with original character. Set in the countryside and enjoying open views across fields to the woodland and hills beyond, this property is within close proximity to the local shop and amenities. The former Manse built in the 1850s, retains many original features including high ceilings, deep skirtings, cornicing and sash and casement windows all adding to the appeal and character of this lovely family home. A pleasing addition and feature of this property is the south facing conservatory providing further living space, from where one can enjoy the open views.

ENTRANCE VESTIBULE, HALLWAY, LOUNGE, DINING ROOM,
STUDY, KITCHEN/DINING, CONSERVATORY, CLOAKROOM,
FOUR BEDROOMS, BOXROOM, BATHROOM, SHOWER ROOM.
OIL FIRED CENTRAL HEATING. MIXED GLAZING. SOLAR PANELS.
GARDEN GROUND. LARGE OUTHOUSE.

OFFERS OVER £345,000

HSPC REF. NO. 47352

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GARDENS

Wrought iron gates open onto the gravel drive which provides ample parking. The gardens extend to approximately 0.4 of an acre and are laid mainly to grass with an original stone dyke defining the boundary. The garden to the rear, which is enclosed with wooden fencing, has a south facing patio from which to enjoy the open outlook and a gate with fence to the side leads round to the drying area. There is a large stone built outbuilding (9.36m x 4.71m (30'7" x 15'5")) located off the side garden, half of which belongs to the Old Manse, providing plenty of room storing garden and outdoor equipment and workshop space.

LOCATION

Cantray is located approximately half a mile from the village of Croy, which benefits from a well-stocked village store, village hall and the local primary school. The secondary school for the area is Culloden Academy. Inverness, which boasts a superb range of shops, supermarkets and amenities, is located approximately eight miles away. Inverness airport together with the road and rail links to the south make this an ideal location for the commuter.

ENTRANCE VESTIBULE

Approx. 2.00m x 1.70m (6'6" x 5'6")

Front door opens into the entrance vestibule. This area is finished with tiled flooring and provides an area for coat hanging. Glazed door into the entrance hallway.

HALLWAY

The entrance hallway is a lovely bright area, which has been finished with laminate flooring. Off the hallway, access is gained to the lounge, kitchen, dining room and study. An attractive feature of this area is the original ceiling rose together with dado rail giving a pleasing finish.

LOUNGE

Approx. 5.39m x 4.32m (17'8" x 14'2")

The lounge is a comfortable room with windows to both the front and side with original shutters. A feature of this room is the wood-burning stove set on Caithness Slate providing a focal point and also an excellent source of additional heat. Fitted carpet.

DINING ROOM

Approx. 5.97m x 4.71m (19'7" x 15'5")

The dining room located to the front of the property is a lovely bright room by virtue of the windows to the front and side. With deep skirtings, original shutters and coving, the dining room has a press providing storage and covered fireplace which could potentially be re-opened. Laminate flooring.

STUDY

Approx. 3.50m x 3.11m (11'6" x 10'2")

The study is located off the hallway, and has a window to the side. A focal point of this room is the cast iron open fire set on Caithness Slate. A shelved recess provides storage. Carpet.

KITCHEN/DINING

Approx. 7.00m x 3.60m (22'11" x 11'9")

The kitchen/dining area is a wonderfully bright room by virtue of the glazed ceiling panels over the dining area providing a flood of light together with windows to the rear and side. The kitchen is well fitted with floor-based units, wall mounted cupboards together with glass front display units, providing good storage and working areas. There is a one and a half bowl sink with drainer to the side, together with a gas hob with oven



under and cooker hood above. There are fittings for fully plumbed dishwasher and washing machine. A good-sized shelved cupboard is located behind louvre doors providing excellent storage. Access to the under stair cupboard provides storage for cleaning equipment and there is a wooden clothes pulley. Fifteen pane glazed door leads through to the conservatory. Vinyl flooring.

CONSERVATORY

Approx. 3.90m x 3.11m (12'9" x 10'2")

This lovely addition to the Old Manse, provides a pleasant room from which to enjoy the open views across the fields and to the woods beyond. Doors open from here onto the patio at the rear. Green slate floor tiles give this room a pleasing finish. Door opens into the cloakroom.

CLOAKROOM

Approx. 2.16m x 1.01m (7'1" x 3'3")

The cloakroom is fitted with a WC and wash hand basin with tiling above. Window to the side and tiled flooring.

FIRST FLOOR LANDING

The sweeping carpeted stairs with original banister and balustrade lead up to the bright and airy landing. There is a window to the rear allowing a good source of natural light and located off here are the four bedrooms, bathroom, shower room and boxroom. A hatch gives access to the loft space.

BEDROOM 1

Approx. 5.37m x 4.32m (17'7" x 14'2")

Bedroom one is a comfortable room located to the front of the

property. This room benefits from windows to both the side and front. Large fitted wardrobe and cupboards. Carpet completes this room.

BEDROOM 2

Approx. 3.49m x 3.20m (11'5" x 10'6")

The second bedroom is a good-sized room with a window to the side providing pleasing outlooks across the fields to the forest. This room has a deep windowsill, which has storage underneath.

BOXROOM

Approx. 2.30m x 2.13m (7'6" x 6'11")

Located to the front, this room provides extensive storage, with deep fitted cupboards behind the door. Window to the front.

A small corridor leads off the landing giving access to two further bedrooms.

BEDROOM 3

Approx. 3.39m x 2.19m (11'1" x 7'2")

The third bedroom is a good-sized room with a window to the side together with deep sill and cupboard under providing storage. Exposed wooden flooring.

BEDROOM 4

Approx. 4.74m x 3.12m (15'6" x 10'3")

The fourth bedroom is a spacious bright room located to the front of the property. An attractive feature of this room is the bay window providing a pleasing outlook to the front. Exposed wooden flooring and a shelved cupboard complete this room.



BATHROOM

Approx. 3.72m x 2.29m (12'2" x 7'6")

This spacious bathroom is furnished with a dual flush WC, wash hand basin with shaver point and light above, and a bath with electric "Mira" shower over and folding screen to the side. Wet wall around the bath area gives a pleasing finish. The floor is tiled with electric under-floor heating. There is a small cast iron fireplace providing an attractive feature. Window to the side.

SHOWER ROOM

Approx. 2.45m x 1.98m (8'0" x 6'6")

The shower room which has a window to the rear is fitted with a WC, wash hand basin with shaver point and light above, together with a 1200mm walk-in shower cubicle housing a mains power shower. Shelved storage is provided within the airing cupboard, which also houses the hot water tank. Hatch to loft space. The floor is tiled with electric under-floor heating

HEATING

Oil fired central heating. Solar panelling fitted to the rear of the property provide additional hot water.

GLAZING

The property has predominantly single glazed sash and casement windows, most with original wooden shutters, providing extra insulation. Newer windows to the rear have been double glazed.

SERVICES

Mains water, septic tank drainage, electricity, telephone, broadband and TV points. Solar panel.

COUNCIL TAX BAND

Band G.

EXTRAS INCLUDED

All fitted carpets and floor coverings, blinds and curtains. Gas hob and electric oven.

ENTRY

By mutual agreement.

VIEWING

Strictly by appointment through Innes & MacKay Property Department on 01463 251200

DIRECTIONS

Coming from Inverness on the B9006 (Inverness to Croy road), half a mile before the village of Croy, there is a crossroads, signposted Braes of Cantray to the right. Turn left here onto a single-track road and the Old Manse is the second house on the left hand side, after about 200m.

These particulars, while believed to be correct, do not and cannot form part of any contract. A sonic tapemeasure has been used to measure this property and therefore the measurements are for guidance only.