



East Wing, Tower House, Station Road, Avoch

- Converted Church
- 5 double bedrooms
- Private driveway
- 2 spacious reception rooms
- 4 bathrooms & WC
- Oil central heating
- Kitchen with open plan dining
- Wrap around gardens
- Single glazed windows

Offers Over £515,000

A rare opportunity to purchase a hugely unique Church conversion on the Black Isle. The building itself dates back to 1872. With impeccable architectural style, this property has been tastefully renovated throughout creating a contemporary home highlighting original features and oozing character. With high ceilings, arched windows and doorways and stunning sea views this property offers a magnificent family home.

The property is split over four levels, built around a stunning spiral staircase in the centre of the property, a beautiful feature creating a striking focal point. On the ground floor is the entrance vestibule with exposed stone and double doorways, inner hallway leading to the extensive lounge, sleek and stylish kitchen with quality integrated appliances and open plan raised dining area, utility room, WC with original toilet, double bedroom with ensuite bathroom and a further double bedroom which is currently used as an office with bespoke bookcase. On the first level is the main bedroom with walk-in wardrobe and ensuite bathroom with gorgeous stand-alone bath and wet room shower. On the second level is the formal lounge complete with wood burning stove, stunning contrasting ceiling beams and cosy snug area and the original bell tower room. On the top level are two further double bedrooms, one with ensuite and a family shower room completes the accommodation.

This property also benefits from an oil central heating system with partial under floor heating. All windows are single glazed throughout.

Private outdoor space includes easily maintained wrap around garden space with views towards the harbour and Chanonry Point. There is a balcony seating area to the rear of the property. The private driveway offers off-street parking for multiple vehicles.

Viewing is recommended to appreciate the full stature of this property and its situation.

DIRECTIONS

From Inverness, take the A9 Northbound over the Kessock Bridge and follow for approximately 3 miles, take a right at the slip road junction onto the B9161 for Munloch & Cromarty. Travel through Munloch and take a right onto the A832. Continue for approximately 3 miles into Avoch joining Station Road. Continue through the village and take a right at the Great War memorial. Take the first right into Tower House, East Wing is on the left and will be clearly sign posted by a South Forrest 'For Sale' board.

KEY POINTS

- Category B Listed Building
- Renovated to a high standard
- Considerable living space
- Five double bedrooms
- Sought-after location
- Schools & amenities nearby

LOCATION

Situated in Avoch, a harbour village on the South-East of the Black Isle this property offers a peaceful location in a kind and friendly community. Local amenities include a convenience store, cafes, beauty salon, garage, post office with hardware store, and playing fields. The Avoch community hosts a variety of events throughout the year including a gala and regatta.

A more comprehensive range of amenities are available approximately 2 miles away in Fortrose such as a small supermarket, post office, doctors' surgery, pharmacy, butchers, bakers, cafes, and restaurants.

Leisure facilities in the neighbouring village of Fortrose include the Black Isle Leisure Centre, sailing, bowling, and tennis clubs as well as the renowned Fortrose & Rosemarkie Golf Club. A popular destination in Fortrose is Chanonry point. In the nearby village of Rosemarkie you will find a sandy beach, scenic walking routes and the whimsical Fairy Glen.

A regular public bus service is offered from Station Road in Avoch, just a few minutes walk from the property. Other Travel routes across the highlands are easily accessible. Inverness is approximately 12.4 miles away and Dingwall is approximately 13 miles away.

For younger children primary schooling is available at Avoch Primary School which is within walking distance. Older children would attend Fortrose Academy. A School bus service is offered for secondary school pupils.

ACCOMMODATION

ENTRANCE VESTIBULE

2.97 x 2.92 (9'8" x 9'6")

The double external doors lie where the original church entrance was and lead into the vestibule with exposed brick walls and wood panelling, side facing arched windows, double doors lead into the hallway.

HALLWAY

4.17 x 1.39 (13'8" x 4'6")

Inner hallway providing access to downstairs WC, utility room and lounge. Fuse box and electric meter.



LOUNGE

9.34 to 8.10 x 3.96 (30'7" to 26'6" x 12'11")

Considerable lounge with stunning spiral stair case joining all levels of the property for an inclusive feel. Front and rear facing arched windows with windows from each room looking into the lounge providing an influx of natural light through and creating a bright and inviting space. High ceilings and gorgeous original features offering an abundance of charm.



KITCHEN

6.38 x 4.18 (20'11" x 13'8")

Modern, stylish kitchen with ample wall and base mounted, soft-close cabinets, marble effect worktop space with deep 1 1/2 bowled stainless steel sink with mixer tap and draining board. Quality integrated appliances include gas hob, extractor hood, oven & grill, microwave, fridge freezer and dishwasher. Open plan design with raised dining area suited to comfortably accommodate a number of people. Side and rear facing windows.



UTILITY ROOM

2.39 x 2.03 (7'10" x 6'7")

Tall wall mounted cabinet, base mounted cabinets, worktop space with stainless steel sink and additional storage space.

DOWNSTAIRS WC

2.39 x 2.00 to 1.09 (7'10" x 6'6" to 3'6")

Wash hand basin with brass taps, original WC and side facing window.

BEDROOM THREE

5.03 to 3.17 x 4.15 (16'6" to 10'4" x 13'7")

Situated on the ground floor. Double bedroom with wall to wall fitted storage with wardrobe space, shelving and drawers. Ensuite bathroom and rear facing window.



BEDROOM THREE ENSUITE

2.75 x 1.77 (9'0" x 5'9")

Shower over bath, wash hand basin, WC, extractor fan and tiled walls.

BEDROOM FIVE/OFFICE

5.33 x 4.22 (17'5" x 13'10")

Currently used as an office, this room offers a fifth double bedroom with bespoke book case and front facing window.



LANDING

3.93 x 2.96 (12'10" x 9'8")

Rear external door leading to balcony seating area.

FORMAL LOUNGE

10.45 x 4.37 (34'3" x 14'4")

Situated on the second level of the property this formal lounge is an impressive space with high ceilings featuring original ceiling beams, scenic sea views towards the harbour, wood burning stove and lowered snug providing a cosy area with a feel of privacy.



BELL TOWER ROOM

2.28 x 2.26 (7'5" x 7'4")

The original bell tower room which could be used as a play room, office or for storage. This room benefits from windows to the front and both sides. A hatch provides access to further storage space in the tower.

BEDROOM ONE

5.33 x 4.25 (17'5" x 13'11")

Situated on the first level. Sizeable main bedroom with front facing windows. Walk-in wardrobe/dressing room and full ensuite bathroom.



BEDROOM TWO ENSUITE

2.11 x 1.41 (6'11" x 4'7")

Modern suite with shower, wash hand basin with mixer tap, WC, heated towel rail, extractor fan and 1/2 tiled walls.



BEDROOM ONE DRESSING ROOM

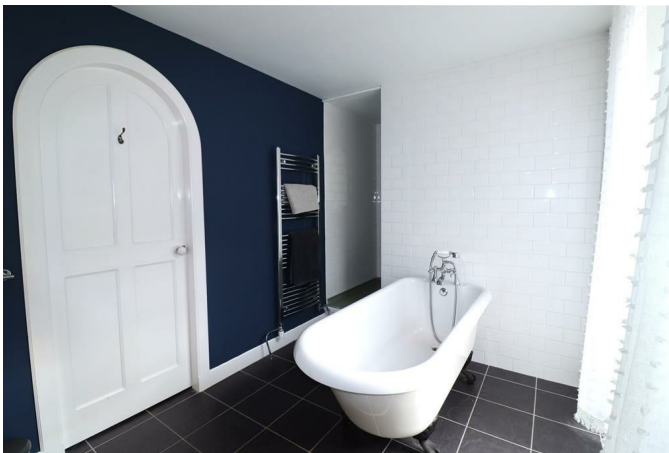
2.68 x 2.60 (8'9" x 8'6")

Generous wardrobe space with shelves, hanging rails and drawers. Houses water tank. Leads to ensuite bathroom.

BEDROOM ONE ENSUITE

4.26 x 2.29 (13'11" x 7'6")

Walk-in wet room shower, stand alone bath, wash hand basin, WC, heated towel rail, slate tiles and floor to ceiling rear facing window.



BEDROOM FOUR

4.26 to 2.94 x 4.04 x 1.94 (13'11" to 9'7" x 13'3" x 6'4")

Double bedroom with fitted double wardrobe, rear facing window and Velux skylight.



FAMILY SHOWER ROOM

2.11 x 1.42 (6'11" x 4'7")

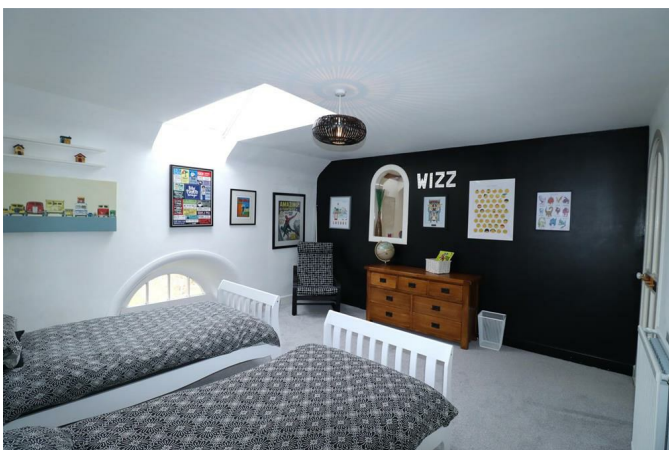
Shower, wash hand basin with mixer tap, WC, heated towel rail, extractor fan and half tiled walls.



BEDROOM TWO

4.24 x 4.16 (13'10" x 13'7")

Situated on the top level. Considerable double bedroom with front facing window, Velux sky light and ensuite shower room.



FRONT GARDEN & DRIVEWAY

Private front garden, mostly laid to lawn. Private driveway with parking space for multiple vehicles.



SIDE GARDEN

Laid to lawn and stone chips with wood store and seating area with gorgeous sea views towards Avoch harbour.



REAR GARDEN

Private rear garden mostly laid to stone chips with lawn area, raised balcony seating area and access to oil tank.

EXTRAS

All fitted floor coverings, light fittings, curtain poles/tracks, curtains, blinds, integrated appliances and white goods are to be included in the sales price. The sellers of the property are willing to sell furniture items by separate negotiation.

SERVICES

The subjects benefit from mains electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

EPC BAND

EPC Band F.

COUNCIL TAX

The current council tax is Band G. Please be aware that this may be subject to change upon sale.

LISTED BUILDING

As this property is a Category B Listed Building, there are separate planning regulations which apply, if a purchaser wishes to alter the property in any way, appropriate advice and planning consent should be sought from the Highland Council.

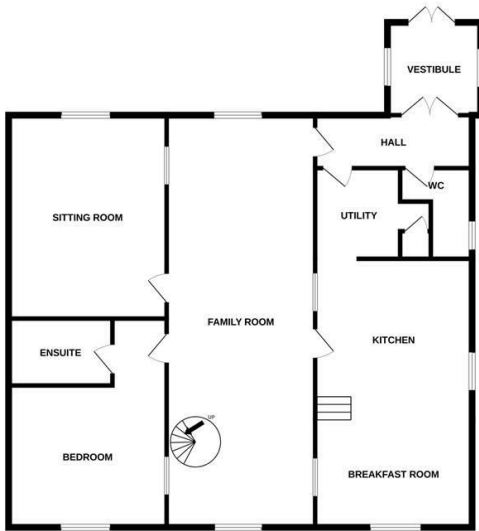
VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

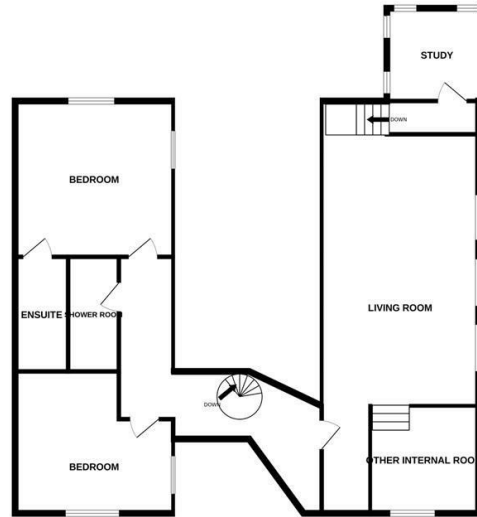
HSPC REFERENCE

60796.

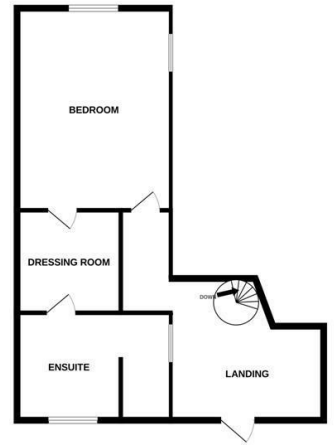
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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