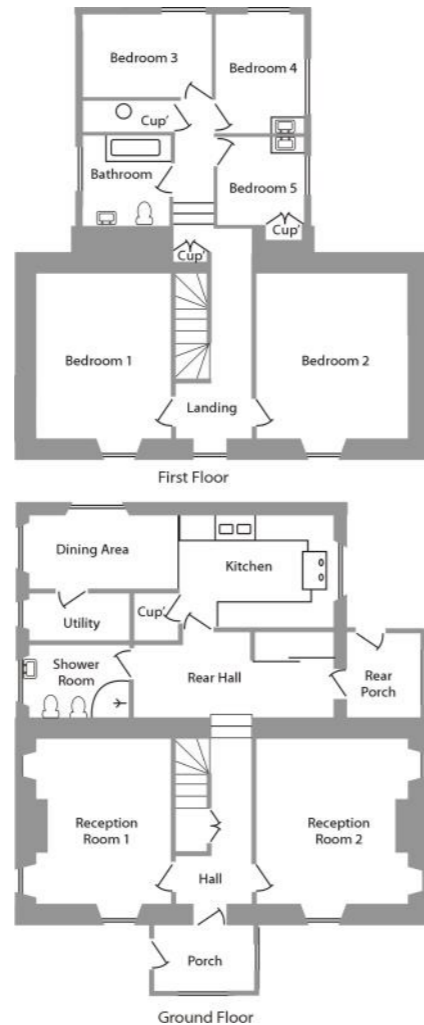


Dalnacloch is a beautiful rural location in the locality of Ardrross which is just four miles from Alness and within easy commuting distance of both Inverness and Dingwall. Alness has national supermarkets and a wide variety of independent shops, cafes and restaurants. Ardrross has a new village hall where many community events are held. Primary schooling is available in the village with the older children attending Alness Academy for which transport is provided. There are plenty of transport links from Alness.

Dalnacloch Farm House is over 100 years old with a large extension which was added in the 1970's. The house offers well maintained accommodation which is very spacious. The house has a stunning mature garden which extends to approx. 1/2 Acre, there is a greenhouse and polytunnel, a secluded and sheltered fire pit and space to keep chickens. The house and garden enjoy wonderful views of the surrounding countryside. Ample parking is provided by a large driveway and double garage/workshop. There is a detached office in the garden which would be ideal for those working from home. The farm house would provide an idyllic family home or a small business opportunity.

Directions: From the A9 travelling north. Turn off the A9 on to the B9176 (Struie Road), continue along this road for approx. five miles until you reach the primary school at Ardrross on the left, turn right (signposted Scotsburn) and continue for just over one mile, the Farmhouse is on the right and set back off the road.



Services: Mains electricity and water. Drainage is to a private septic tank.  
Council Tax— E  
A Home Report is available on request.  
To arrange a viewing call Middleton Ross on 01349 865125  
Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm  
HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and  
5pm - 11pm. Saturday 8am - 11pm & Sunday 8am - 11pm  
Email: [property@middletonross.co.uk](mailto:property@middletonross.co.uk) Text 07774 419811

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor.

Carpets, curtains, blinds and kitchen appliances are included in the sale price. The mention of appliances and services does not imply that they are in full and efficient working order.



**Dalnacloch Farm House, Ardrross, Ross-shire, IV17 0XP**

**Offers Over £245,000**

- Large Detached & Extended Farm House
- Porch
- Two Reception Rooms
- Kitchen Diner
- Utility Room
- Rear Hallway
- Back Porch
- Ground Floor Shower Room
- Five Double Bedrooms
- First Floor Family Bathroom
- Oil Fired Central Heating
- Double Glazing
- Beautiful Mature Garden
- Large Garage/Workshop and Drive
- Detached Office Space
- EPC Rating F



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**Dalnacloch Farm House, Ardross, Ross-shire, IV17 OXP**

**Offers Over £245,000**

Beautiful traditional farm house in a stunning rural location surrounded by rolling hills and farm land.

**Ground Floor**

Porch	3.35m x 2.04m
Hallway	5.04m x 1.30m
Reception Room 1	4.86m x 4.09m
Reception Room 2	4.86m x 4.62m
Rear Hallway	4.87m x 1.97m
Large Cupboard	1.52m x 1.46m
Kitchen/ Diner	8.25m x 3.42m
Utility Room	2.98m x 1.56m
Shower Room	3.25m x 2.98m
Back Porch	2.48m x 2.37m

**First Floor**

Bedroom 1	4.78m x 4.02m
Bedroom 2	5.15m x 4.21m
Bedroom 3	3.94m x 2.54m
Bedroom 4	3.58m x 2.74m
Bedroom 5	3.00m x 2.71m
Family Bathroom	2.69m x 2.65m
Large Cupboard	2.81m x 0.95m

**Outside**

Detached Office	3.41m x 2.20m
Large Garage/Workshop	
Driveway Surrounding House	
Greenhouse, Polytunnel & Chicken Run	
Beautiful Gardens to Front, Back and Sides	