

Galbraith



THE HUTT
DRYNIE PARK, MUIR OF ORD



THE HUTT, DRYNIE PARK, MUIR OF ORD

A high quality family house in an exceptional rural setting.

Muir of Ord 3 miles. ■ Dingwall 6 miles. ■ Inverness 10 miles.

- Three Reception Rooms. Five Bedrooms.
- Beautifully appointed accommodation.
- Energy efficient with solar thermal water heating and income generating solar panels.
- Modern garaging, kennels and outbuildings.
- Beautiful formal gardens and mature, open woodland.

Approximately 0.8 hectares (2 acres) in all.

Offers Over £700,000



Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 **OnTheMarket**

SITUATION

The Hutt is in the scattered hamlet of Drynie Park near Muir of Ord. The property is in a stunning setting, its mature grounds providing privacy and shelter and with beautiful, framed views over the surrounding countryside.

The area is beautiful and unspoilt and provides an ideal base for the outdoor enthusiast, with a wide range of walks and bike trails, challenging mountain climbs and fishing for salmon and trout on local rivers. The west coast, famous for its stunning coastline and sandy beaches, is under an hour's drive away, while the Cairngorms Ski Centre is also within easy reach.

Muir of Ord has a good range of facilities including a small supermarket, doctor's surgery, and train station. Primary schooling is in the nearby rural hamlet of Mulbuie, while secondary schooling is available in Dingwall which has a wider range of amenities. Inverness has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

Built in 1996, the current owners purchased the property about 24 years ago and since then have extended and improved the house, erected a range of high quality outbuildings and landscaped the grounds to create a stunning rural property. The house provides extremely comfortable and beautifully appointed family accommodation, where the semi-open plan design and extensive use of glass fill the house with natural light as well as the benefits of solar gain. The ground floor interior layout is versatile with full planning consent in place for a sun room extension to the TV room, while the lounge (currently used as a gym), with its bifold doors to the veranda with hot tub, has plumbing to allow for conversion to an en suite bedroom. The sense of space extends into the first floor with its galleried landing and balconies in the master and en suite guest bedrooms, which take advantage of the breathtaking views.

ACCOMMODATION

Ground Floor - Entrance Porch. Entrance Hall. Open plan Dining Room, Family Room with wood burning stove, and Dining Kitchen. TV Room. Lounge (currently used as a gym)/Bedroom 6. Shower Room. Utility Room.

First Floor - Master Bedroom with Balcony, en suite Shower Room and Walk-in Wardrobe. Further en suite Bedroom with Balcony. Three further Bedrooms. Family Bathroom.

GARDEN GROUNDS

The Hutt is approached from the single track public road, a driveway over which the owners have a right of access leading to an owned driveway and parking area at the side of the house.

The grounds extend to approximately 2 acres. There are formal gardens around the house with colourful mixed beds of shrubs and herbaceous perennials, and extensive lawns which, in turn, blend with the open woodland and wildlife areas around the boundary. A network of grassy paths leads to sheltered sitting areas and viewpoints. There is a hot tub on the veranda which overlooks the grounds and a covered BBQ area adjacent to the garage.

OUTBUILDINGS

GARAGE

11 m x 7.9 m

With two electric doors, fitted units, storage space in the rafters, power, light and door to:

STORE ROOM

3.5 m x 2 m

Fully lined and with shelving, power and light.

RANGE OF OUTBUILDINGS

KENNEL KITCHEN

2.9 m x 2.7 m

With power, light and with access to two kennels with runs.



BICYCLE/GENERAL STORE

3.6 m x 2.8 m

Fully lined and with power and light.

LOG STORE

2.8 m x 2.2 m

Fully lined and with power and light.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil fired	E	Available*	Available*	C	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Exact grid location - What3Words - ///dairies.noses.basics

MOVEABLES

All fitted carpets, curtains, light fittings, white goods and the hot tub are included in the sale. Further items may be available by separate negotiation.

SOLAR PANELS

The pv solar panels were installed on the garage roof in 2014. These qualify for a Feed-in Tariff which runs for a period of 20 years. Further information is available on request.

The solar thermal water heating panels are located on the roof of the main house.

IMPORTANT NOTES

New fencing has recently been erected to clearly define the boundaries on the ground. This fencing was put up after the photographs were taken.

Further land may be available by separate negotiation.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV6 7RP

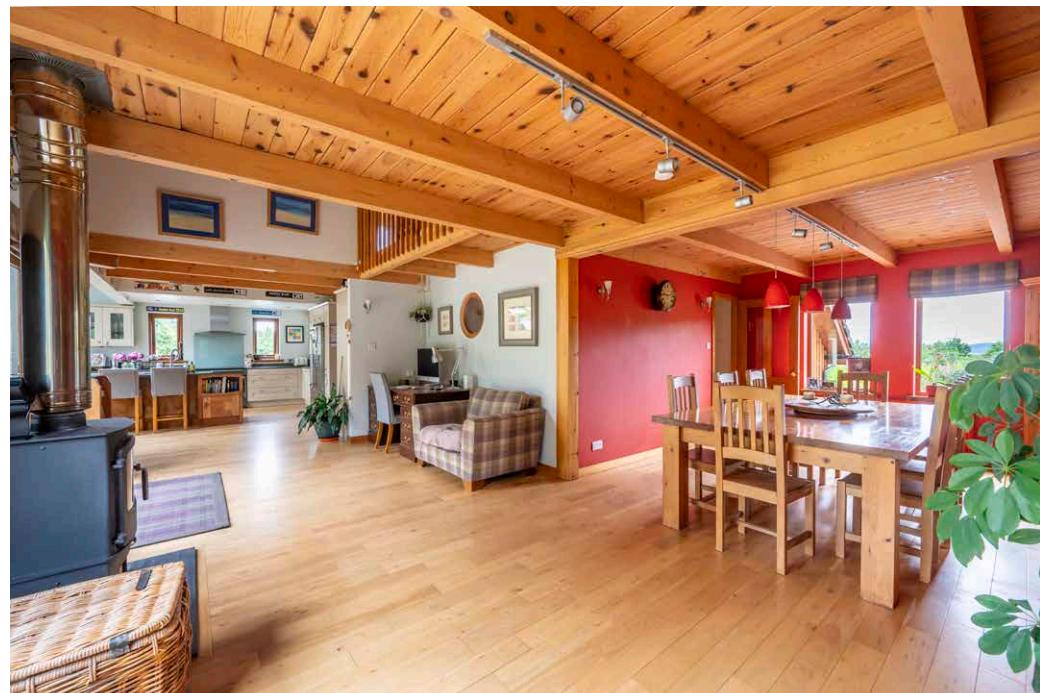
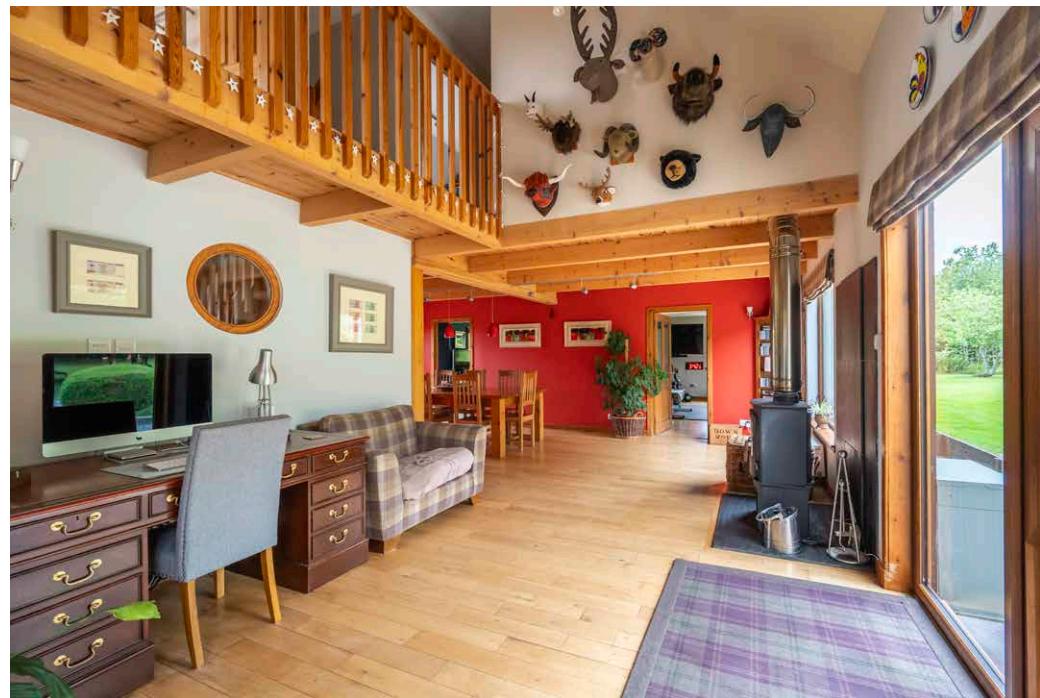
SOLICITORS

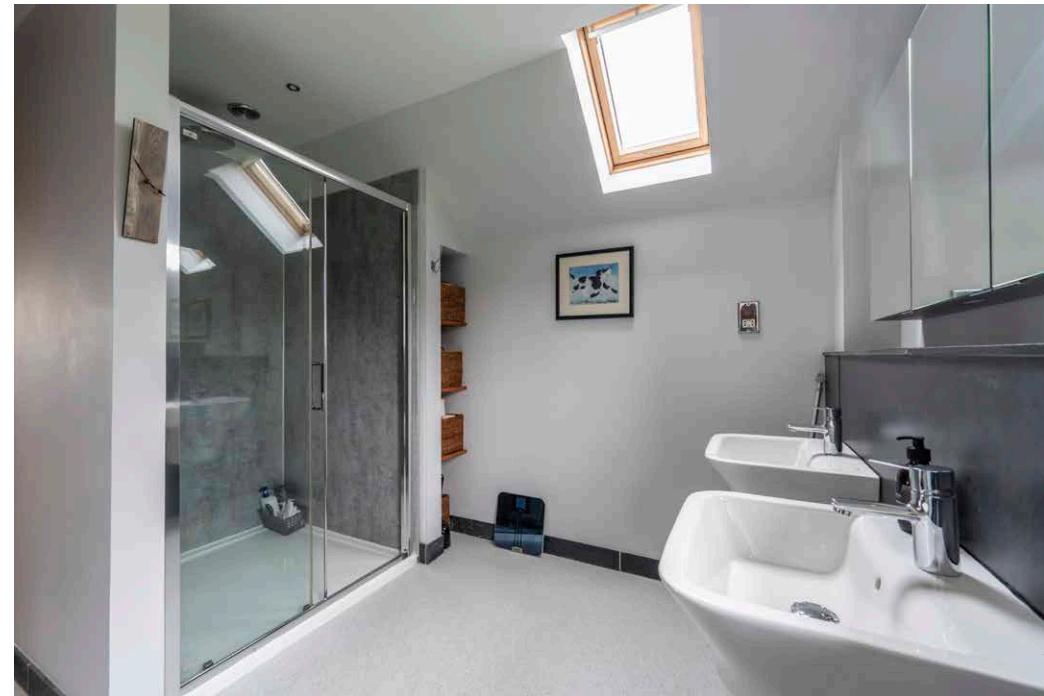
Ruth Maclean
Anderson Strathern
58 Morrison Street
Edinburgh
EH3 8BP

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.





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GROSS INTERNAL AREA
 FLOOR 1 171.6 m² FLOOR 2 127.9 m²
 TOTAL : 299.5 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

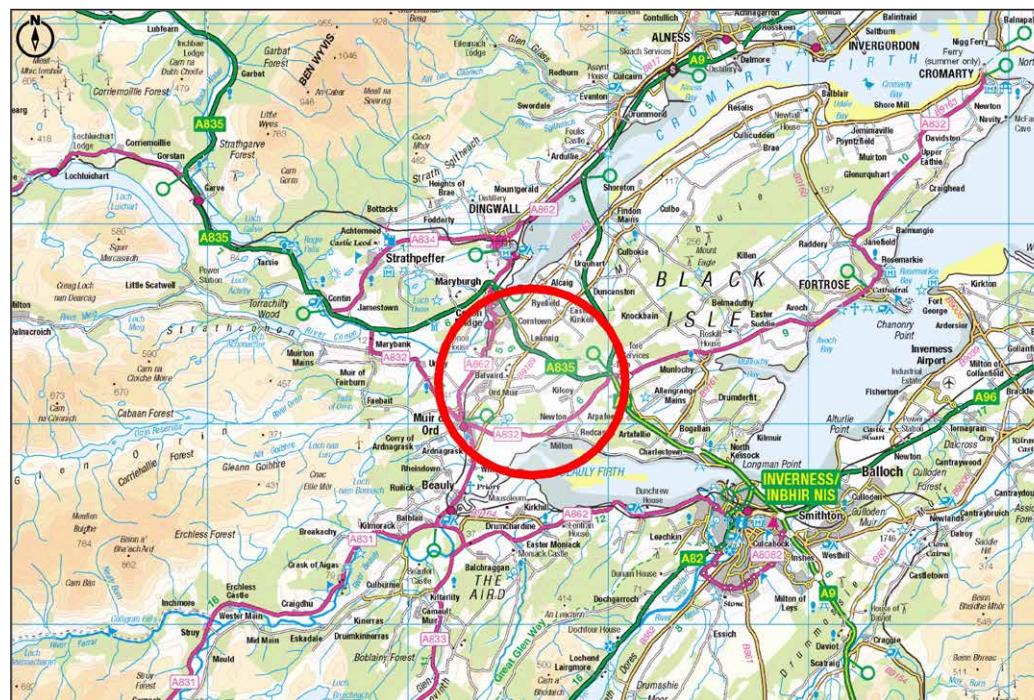
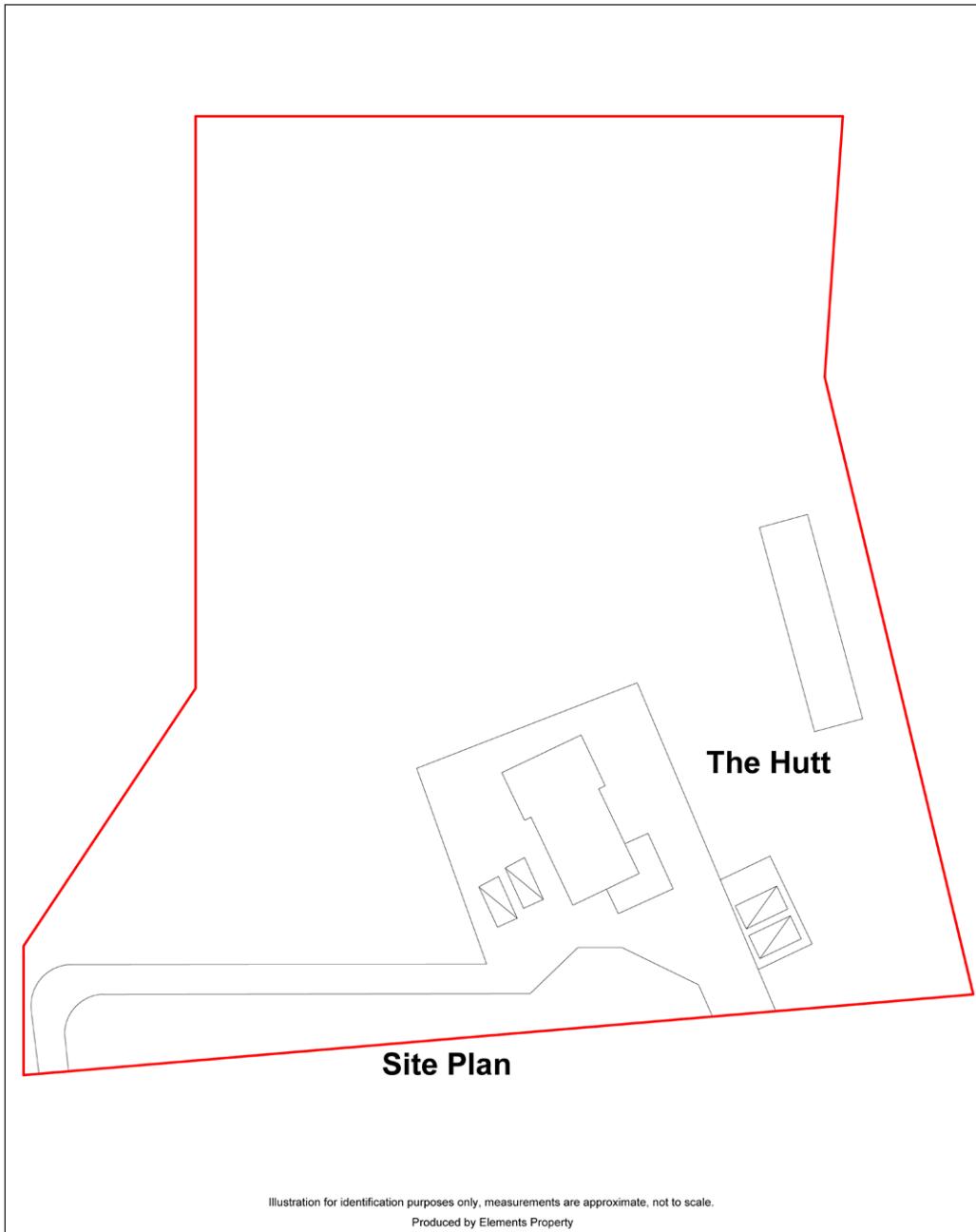
 **Matterport**

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7 In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2024.

SITE PLANS

Please note that the site plans are indicative only. The boundaries on the ground show the actual boundaries of the land included in the sale of The Hutt. Further land may be available by separate negotiation.







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PLEASE RECYCLE