



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



7 FOWLERS CROFT, CULBOKIE, ROSS-SHIRE, IV7 8FN

We are delighted to bring to the market this brand new detached Eco House in Culbokie on the Black Isle. This is an ideal location, within a sought after area and perfect for commuting to Inverness and the surrounding areas. The house is finished to a very high standard inside and out.

The village of Culbokie has a grocery/post office, primary school which is within walking distance of the property, a play park, Church and a bar/restaurant. Secondary education is available at Fortrose or Dingwall.

Inverness, the gateway to the Highlands is a short drive away. The area has become very popular with tourists exploring the Highlands and benefits from the increasingly popular North Coast 500 tourist route on the property's doorstep.

The spacious accommodation comprises open plan living/dining room and kitchen, utility room, living room/snug, shower room and bedroom 5—all on the ground floor with a further 4 bedrooms, master with en-suite shower room, and a family bathroom.

Offers over £475,000

- High Insulation values equal to, or better than passive house requirements
- Triple glazed Aluclad Scandinavian windows and external doors by Nordan.
- High quality Fakro roof light windows including L shaped combinations in master bedroom
- High levels of airtightness.
- Heat recovery ventilation system (MVHR)
- WIFI controlled Rointe heaters on each level
- High efficiency "Sargas 1" woodburning stove by Schiedel
- Full thermal bridging insulation layer throughout.
- High level of Thermal Capacity helping the house stay warm and eliminate rapid temperature swings.
- Quality engineered real wood flooring by Atkinson and Kirby
- AES solar PV system with Eddi diverter heating hot water.
- Insulated garage with electrical insulated roller door and insulated composite personnel door.
- Galvanised Swedish gutters and downpipes
- by Lindab
- Quality sanitaryware by KB Bathrooms
- Vinyl Floor tiles in bathrooms in slate finish.
- Deanta Augusta Prefinished Oak doors
- Mains pressure HW system with twin immersion heaters to mains pressure showers in bathrooms.
- Shaker sliding wardrobe door systems.
- Oak finished stair handrails with glass panels.
- Natural stone access paths.
- EPC—Band B (91)



Hannah Homes
16a High Street
Alness
Ross-shire
IV17 0PS

Tel: 01349 884411
Email:
mail@hannah-homes.co.uk



7 FOWLERS CROFT, CULBOKIE

WHAT3WORDS

[///soups.mimics.hardback](https://soups.mimics.hardback)

Entry to the property is through the front door which opens to the welcoming open plan living space.

LIVING/DINING AREA

22'5" x 14'2" (6.84m x 4.32m) approx.

Wood burner with Caithness stone hearth. Hardwood oak flooring. Double aspect windows. Electric heater. Views over the Cromarty Firth. Under stairs storage cupboard. Walk in cupboard housing the electric meter and fuse board, and the solar water heating box.

KITCHEN

13'4" x 12'8" (4.06m x 3.86m) approx.

Numerous fitted wall and base units with integrated dishwasher, microwave and oven with extractor hood above. Induction hob. Fridge freezer. Double drain sink unit with mixer tap. Wet wall above the work tops. Under unit lighting. Patio doors opening to the rear garden. Window to the side. Hardwood oak flooring.

UTILITY ROOM

8'2" x 5'7" (2.50m x 1.71m) approx.

Wall and base units. Sink unit with mixer tap. Plumbed for a washing machine. Rear door out.

SHOWER ROOM

8'3" x 5'8" (2.51m x 1.74m) approx.

Rectangular shower cubicle with mains pressure shower. Partially tiled walls. Vinyl click flooring. Heated towel rail. Window to the rear of the property.

BEDROOM FIVE

12'8" x 11'9" (3.87m x 3.58m) approx.

Double bedroom with window to the rear of the property. Carpeted.

LIVING ROOM/SNUG

14'4" x 11'8" (4.39m x 3.58m) approx.

Window to the front of the property. Carpeted.

Head up the carpeted stair case.

LANDING

Loft access hatch. Electric heater. Cupboard housing water tank.

MASTER BEDROOM

15'1" x 13'2" (4.59m x 4.03m) approx.

Double bedroom with L-shaped combination windows to the front of the property offering views over the Cromarty Firth. Fitted wardrobes with sliding doors. Shelved recess. Carpeted.

EN-SUITE SHOWER ROOM

8'5" x 7'3" (2.57m x 2.21m) approx.

Rectangular shower cubicle with mains pressure shower. Partially tiled walls. Vinyl click flooring. Heated towel rail. Velux window to the front of the property.

BEDROOM TWO

14'5" x 13'4" (4.39m x 4.07m) approx.

Double bedroom with velux windows to the rear of the property. Carpeted.

BEDROOM THREE

13'4" x 11'8" (4.07m x 3.58m) approx.

Double bedroom with velux windows to the rear of the property. Fitted wardrobe. Carpeted.

BEDROOM FOUR

13'11" x 11'9" (4.25m x 3.58m) approx.

Double bedroom with velux window to the front, window to the side. Views over the Cromarty Firth. Fitted wardrobe with double sliding doors. Carpeted.

BATHROOM

10'8" x 8'4" (3.27m x 2.54m) approx.

Corner shower cubicle with mains pressure shower. Bath, WC and vanity wash hand basin. Partially tiled walls. Shaver socket. Velux window to the rear of the property. Heated towel rail. Vinyl click flooring.

GARAGE

Single garage with roller door. Power and light. Concrete floor.

OUTSIDE

There are canopies to the front and rear door areas. Decking area to the rear. Turfed garden and timber fences to the side and rear. There is a chipped driveway. Natural stone ramp and patio to the front.

PRICE

Offers over £475,000

ENTRY

Any entry date will be considered.



7 FOWLERS CROFT, CULBOKIE

VIEWING

By arrangement with the selling agents only.

For viewing enquiries out of office hours, please call **07793961387**

OFFERS

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES ESTATE & LETTING AGENTS LTD:-**

16a High Street, Alness,
Ross-shire, IV17 0PS.

Telephone:- 01349 884411

E-mail:- mail@hannah-homes.co.uk

Website:- www.hannah-homes.co.uk

Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.s1homes.com & facebook.

HANNAH HOMES give notice that these particulars, including measurements and prices, are for the guidance of intending purchasers only and, whilst given in good faith, their accuracy is not warranted or guaranteed. Intending purchasers should not rely on them, but satisfy themselves by inspection or otherwise as to their correctness. These particulars do not constitute or form part of an offer or contract. The Vendor is not obliged to accept the highest, or any offer. The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order.



7 FOWLERS CROFT, CULBOKIE



7 FOWLERS CROFT,

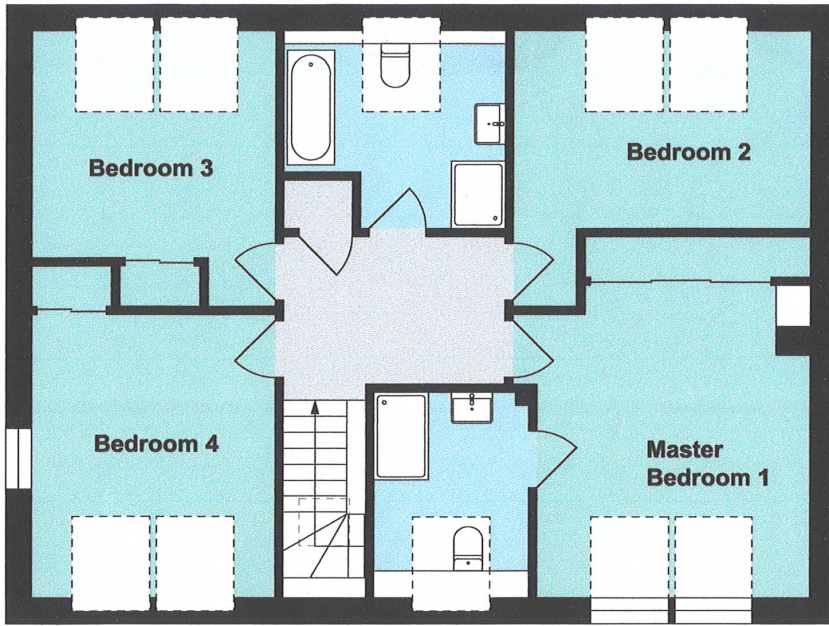


7 FOWLERS CROFT, CUBOKIE



7 FOWLERS CROFT, CULBOKIE

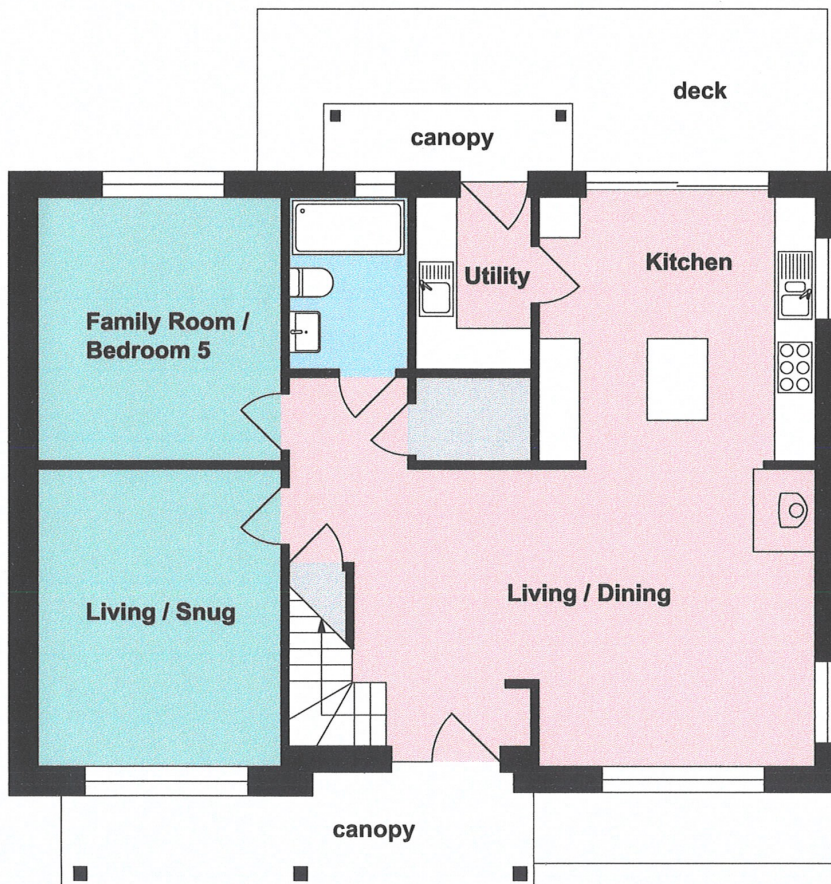




Master Bed 1	21 sqm
Ensuite	7 sqm
Bedroom 2	14 sqm
Bedroom 3	14 sqm
Bedroom 4	16 sqm
Bathroom	9 sqm

FIRST FLOOR PLAN

97 sqm (1044 sqft)

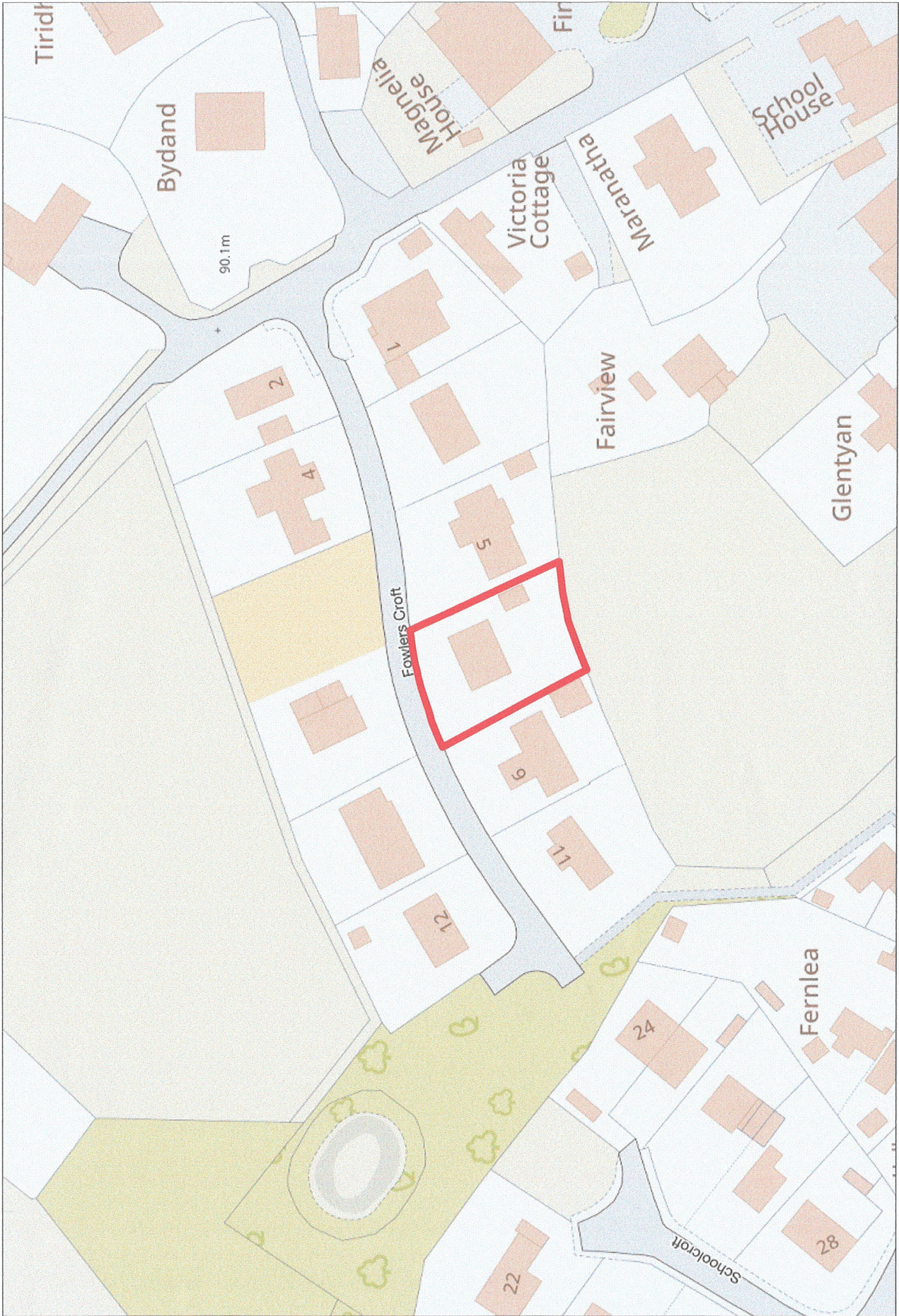


Living / Dining	26.5 sqm
Kitchen	16 sqm
Living / Snug	16 sqm
Family Room / Bed 5	14 sqm
Bathroom	4.5 sqm
Utility	4.5 sqm

GROUND FLOOR PLAN

97 sqm (1044 sqft)

TOTAL AREA 194 sqm (2088 sqft)



Tiridh

Bydand

90.1m

Magnolia House

Victoria Cottage

Marantha

School House

2

4

1

5

Fairview

Glentyan

Fowlers Croft

9

11

12

Fernlea

24

22

Schoolcroft

28

