



Tandara

Wester Phoinneas, Beauly, IV4 7BA

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Introduction

Beautiful, spacious, four-bedroom detached bungalow with extensive gardens and countryside views in the tranquil Hamlet of Wester Phoinias, Beaulieu.

A beautifully presented four-bedroom home set within extensive, mature gardens, offering generous living space, open countryside views, and a peaceful yet convenient location.

Tandara is approached by a sweeping gravel driveway which leads to the front of the house and provides parking for several vehicles.



Steps rise to the UPVC front door, opening into an entrance vestibule with a cloaks cupboard and parquet flooring. A glazed door leads through to the main hallway, giving access to the well-planned accommodation throughout.

The sitting room is bright and airy, with a large picture window overlooking the front garden. There is a wood-burning stove set on a marble hearth with an ornate mantle. French doors open to a spacious conservatory, fully glazed and tiled, offering lovely views over the gardens and towards the hills beyond. From here, French doors lead out to a raised decking area – ideal for relaxing or entertaining.

The dining room provides generous space for family gatherings, featuring a tiled floor and glazed French doors leading directly to a patio area.

The kitchen is fitted with a range of beech-effect units with slate-effect work surfaces and decorative tiled upstands. Quality appliances include a Bosch eye-level double oven, inset ceramic hob with extractor, and an under-counter Bosch dishwasher. There is also a large free standing fridge. A window to the rear enjoys views across the garden.

A door from the kitchen leads to the utility room, which provides excellent additional storage and workspace. There is a sink unit, and space for appliances including a Hotpoint tumble dryer and a Hotpoint washing machine. The utility also gives access to the rear patio and to the integral garage, which is fitted with light, power, and an up-and-over door.



Tandara has four well-proportioned bedrooms:

- Bedroom One – a spacious double to the front, with views over the garden.
- Bedroom Two – a large double with fitted floor to ceiling mirrored wardrobes and an en-suite shower room featuring a mains rain shower, WC, and wash hand basin.
- Bedroom Three – a comfortable twin room to the rear with built-in storage.
- Bedroom Four – another double room with views to the front.

The family bathroom is fitted with a bath and mains shower over, WC, and a wash hand basin. It has wet wall panelling to all walls.

Gardens and Grounds

The property sits within extensive, beautifully maintained gardens. The front garden is mainly laid to lawn and bordered by mature native trees and ornamental shrubs. There is a feature pond and landscaped borders. To the rear, the garden is mainly laid to lawn with ornamental bushes and well-established beds, filled with perennials and shrubs. There is a well-established vegetable garden and former chicken coop.

The gardens have been lovingly tended and provide a tranquil and private setting with far-reaching views over the surrounding fields to the hills beyond.

There is development potential (subject to necessary consents) and the extent of the garden ground would also offer the potential for a pony paddock.

The outbuildings include a second double garage with light and power, a log store, and a lovely summer house, providing flexible space for storage and entertaining.







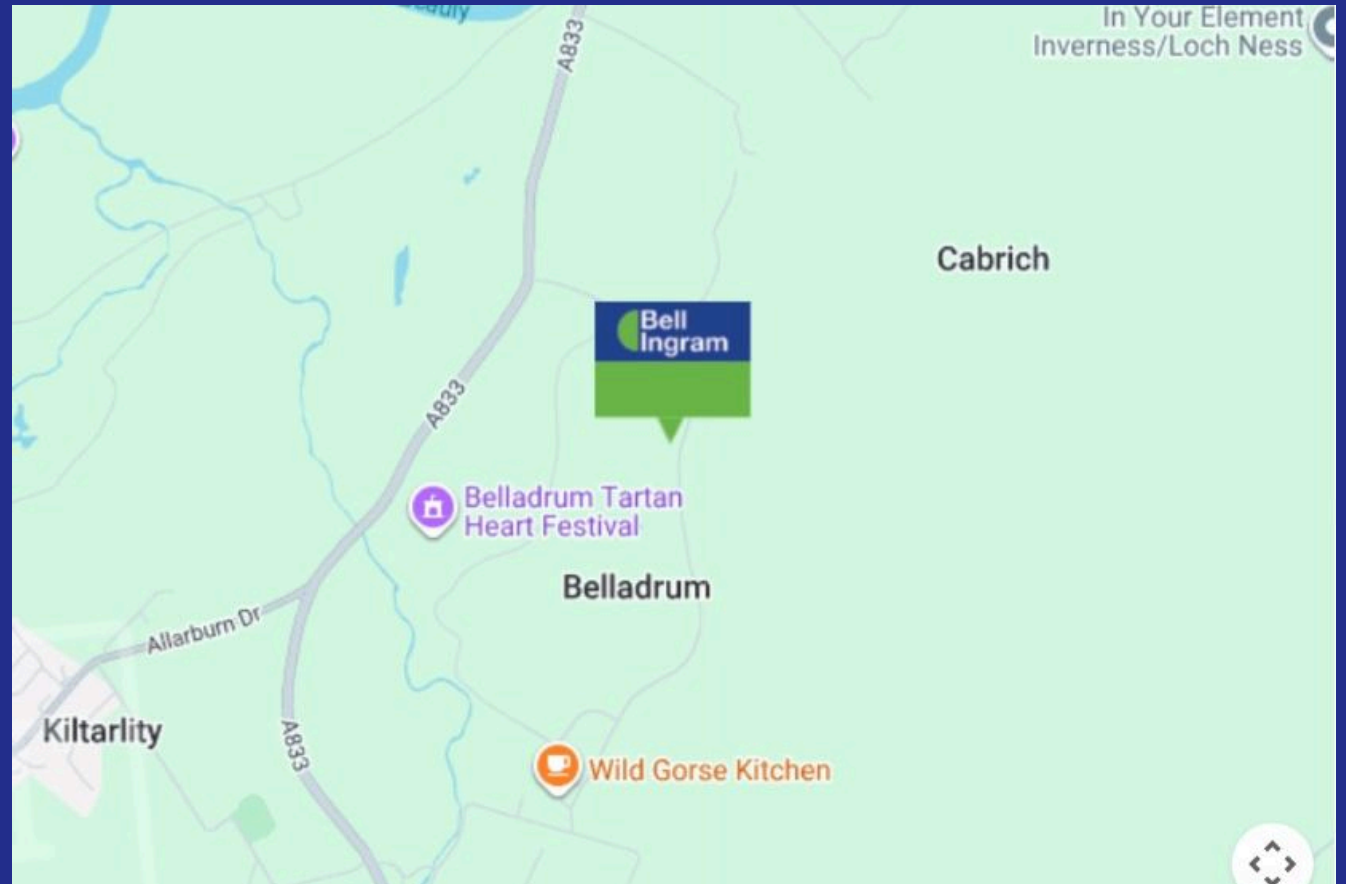
Location

Tandara is located in a secluded position in the small hamlet of Wester Phoineas, a small, rural area located near Beauly in the Scottish Highlands. It lies amidst rolling farmland, woodlands, and open countryside, offering beautiful views of the surrounding hills and glens.

Like much of the Beauly area, Wester Phoineas has a peaceful, traditional Highland character with a mix of farms, and family homes. It's only a short drive from the village of Beauly, which provides local shops, two doctors surgeries, a primary school, cafés, and further amenities.

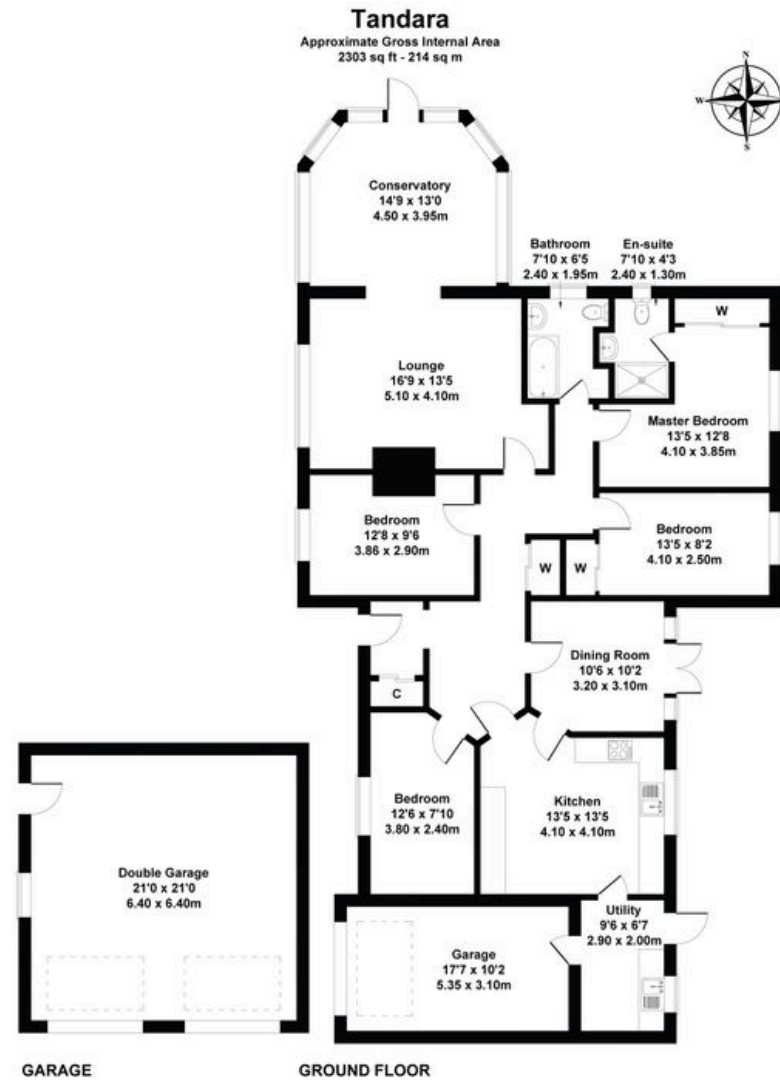
The area is also conveniently close to popular attractions such as the Belladrum Estate—home of the Tartan Heart Festival—and the scenic Glen Affric, known for its walking trails and stunning natural beauty.

Wester Phoineas offers a tranquil rural setting which is within easy driving distance to Beauly and Inverness.



Plans

214 sq m



Not to Scale. Produced by The Plan Portal 2025
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Details

Local Authority

Highlands and Islands Council

Council Tax

Band = E

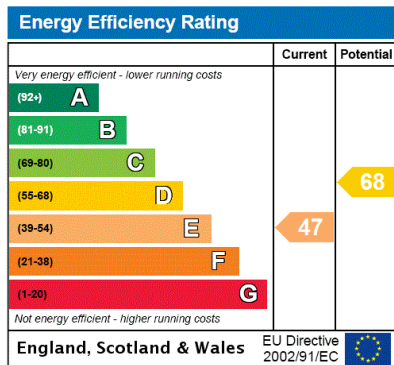
Tenure

Freehold

EPC

EPC Rating = E

Tandara



Services & Additional Information

LPG heating

Mains water

Drainage to septic tank

Directions

From Beauly, drive on Station Road (A862) towards Inverness. Continue on this road for approximately 2.3 miles, crossing the bridge over Beauly River, and turn right down the A833 towards Drumnadrochit.

After 0.5 miles, take the first left hand turn after the castle gates on the right. Drive up the hill, past the steading on the right. Follow the road and Tandara is the first driveway signposted on the left.

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Wester Phoinneas, Beauly, IV4 7BA

Offers Over £495,000



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