



# Blackcroft Lodge

Daviot, Inverness, IV2 5XQ

[bellingram.co.uk](http://bellingram.co.uk)

 **Bell  
Ingram**

# Introduction

Immaculate four-bedroom hand scribed Pioneer Canadian log home, set over three floors enjoying open country views in the rural location of Daviot, within easy commuting distance of Inverness.

Blackcroft Lodge is an immaculately presented, hand-scribed, bespoke Canadian log home built by Pioneer Log Homes of British Columbia.

It has been designed to the highest specification throughout and is constructed of sustainably sourced Western Red Cedar.

Sitting in an elevated position in the desirable location of East Daviot, Blackcroft Lodge is set in approximately 1.1 acres of garden grounds in a peaceful and tranquil setting yet with easy access to Inverness.



The rooms are large, bright and spacious and the true quality of the craftsmanship shines through. This is complemented by the owners' impeccable taste for décor. The property offers excellent family living space with the potential for a Bed and Breakfast business.

The basement offers superb development potential for additional accommodation/gym/cinema room. The property has high quality copper clad double glazing. Under floor heating on two floors provided by a solid fuel stove. The system has been engineered to enable an oil or gas boiler to be added if required.

From the front of the property, a hardwood door opens into the entrance vestibule which has two windows to the front overlooking the woodland. A glazed door leads to the open plan living area. There is a spacious sitting room with French doors to a balcony which overlooks the surrounding farmland. There is a built-in double cupboard.

The kitchen area has a range of floor and wall units in high gloss cream with solid oak worksurfaces. There is a built-in dishwasher, Samsung American style fridge freezer, Mercury double oven and electric double oven with a five-ring gas hob. Dual aspect windows overlook the surrounding countryside.

The dining area again has dual aspect windows overlooking the woodland with far reaching views. There is a central feature of a wood burning stove which heats the water and central heating. A door leads to a wraparound covered balcony.

There is a small inner hallway which has a built-in cupboard and door to the balcony. Bedroom one sits off this hall. This is a double room with dual aspect windows to the front and side overlooking the woodland. It has a built-in wardrobe. Opposite bedroom one is the family bathroom which has a three-piece suite in white comprising WC, wash hand basin and freestanding bath.



Stairs descend to the basement where there is a large utility room which has floor and wall units in high gloss grey with wood effect worksurface. There is a tumble dryer and washing machine, large built-in storage cupboard, and further cupboard housing the plant room. There is a large secure office/storage room adjacent. A glazed door leads to the remaining basement area which is currently used as a gym and for extra storage. This area could easily be converted into a self-catering apartment or extra family accommodation (subject to necessary consents).

The staircase also leads to the first floor where there is a further spacious living room which has a central feature of a stove with a natural stone chimney breast. Two sets of double doors open to the upper balcony and triple aspect windows overlook the woodland and surrounding farmland.

Bedroom two sits to the side of the property and has a window overlooking the fields. Bedroom three is the primary bedroom and has an en-suite shower room with two-piece suite in white comprising WC, wash hand basin over a vanity unit and an electric shower with wet wall panelling around. This is a spacious family room which has an alcove for additional sleeping capacity.

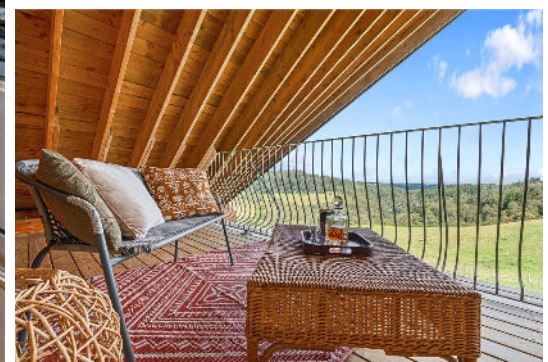
Bedroom four sits to the front of the property and has a built-in double wardrobe and a further single wardrobe. It has a storage cupboard which is plumbed to add a further ensuite if required.

Finally, there is a further luxury bathroom with wet wall panelling and three-piece suite in white comprising WC, wash hand basin and freestanding bath. There is also a large walk-in shower.

#### External

Blackcroft Lodge sits in good sized garden grounds extending to approximately 1.1 acres. There is a gravelled area to the front and parking for several vehicles. The garden to the side is laid to lawn and the garden as a whole is fully fenced and secure.







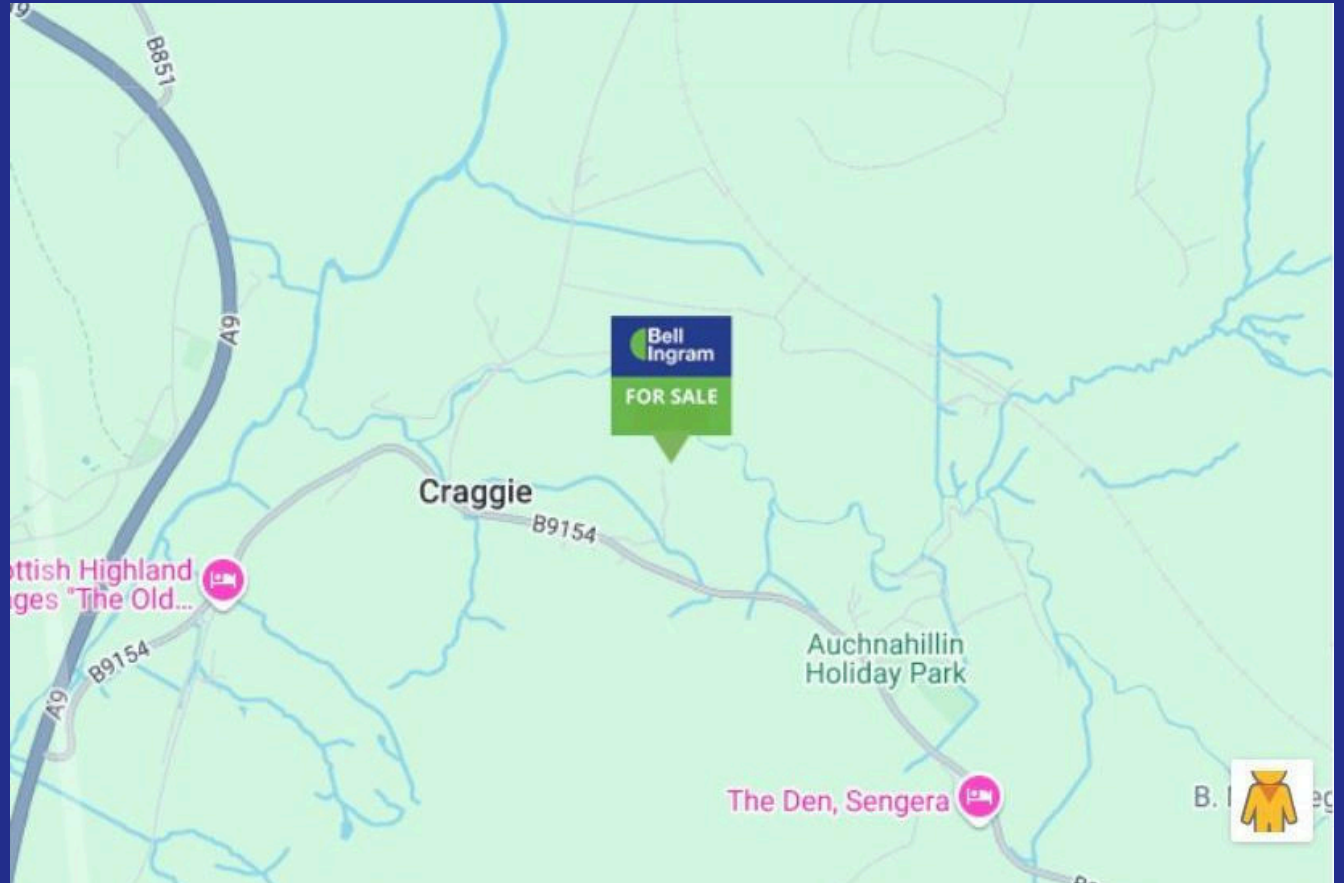
# Location

Blackcroft Lodge is set in a quiet and peaceful location in the desirable area of Daviot East, within easy commuting distance of Inverness.

Inshes Retail Park, is approximately 6 miles away and includes a supermarket, petrol station, Post Office and selection of retail outlets.

Primary education is provided at Milton of Leys Primary School while secondary pupils attend Millburn Academy to which bus transportation is provided.

Inverness City Centre is within very easy commuting distance and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links.



# Plans

4435 sq ft



# Details

## Local Authority

Highlands and Islands Council

## Council Tax

Band = G


## Tenure

Freehold

## EPC

EPC Rating = D

Blackcroft Lodge

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Services & Additional Information

Mains water and electricity

Drainage to septic tank

### Directions

From Inverness take the A9 South to the Moy/Daviot East turn off - B9154).

Once off the A9, drive for about one mile. Turn left at the first junction on the left signposted Dalroy. Drive for approximately 0.2 miles, a left turn with 3 blue and 3 green bins.

Continue past this turn and go round the corner. Take the next left which is a straight driveway towards the house.

What3Words///evolution.movie.soulful

Daviot, Inverness, IV2 5XQ

Offers Over £950,000



Joanne Stennett

Highland

01463 717799

highland@bellingram.co.uk



View Digital Brochure



Property Search

Viewing strictly by appointment

Published: October 2024

Property Ref: INE240021

powered by  
**FluxPro**

Important Notice: Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Free Market Appraisal



Tax Calculator