



Oakwood

Bishop Kinkell, Conon Bridge, Dingwall, IV7 8AW

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Introduction

Immaculately maintained five-bedroom detached property with flexible accommodation and beautifully established private gardens in the peaceful rural setting of Bishop Kinkell, Conon Bridge.

Spacious sitting room, dining room and modern kitchen

Five bedrooms, including principal bedroom with en-suite

Flexible gym/family room with potential for annexe use

Double garage, double carport and large workshop

Superb outdoor entertaining area with summer house and hot tub



Oakwood is an immaculately maintained five-bedroom detached property with flexible accommodation, double glazing and LPG central heating. The generous private gardens include excellent garaging, workshop space and an attractive outdoor entertaining area. The property is tastefully decorated throughout and has quality finishings.

A driveway leads to a generous parking area with space for several vehicles. From here, a paved path continues to the covered entrance and a glazed UPVC door opening into the hallway. Oak flooring extends through the hall and sitting room.

To the left is the spacious sitting room, a bright dual-aspect room with windows to the front and side overlooking the gardens. A wood-burning stove set on a slate hearth with a decorative surround forms the central feature. French doors open into the dining room, which has a window to the side and an open connection to the kitchen.

The modern kitchen is fitted with a good range of high-gloss white floor and wall units, complemented by wood-effect work surfaces and decorative splashbacks. A central island provides additional storage and incorporates a breakfast bar. Integrated appliances include a Neff electric oven, ceramic hob and Hotpoint dishwasher. A large picture window overlooks the surrounding fields.

A doorway leads into the utility room, which provides excellent storage and hanging space, together with plumbing for a washing machine. A door leads to the garden.



There are three bedrooms positioned to the front of the property. The first is a double room with three fitted wardrobes, while the second is another double bedroom overlooking the garden. The third is currently used as an office and has an extensive range of floor-to-ceiling wardrobes with mirrored sliding doors.

The principal bedroom is a particularly spacious double room with a modern en-suite shower room comprising a WC, wash hand basin set within a stylish vanity unit and a large walk-in shower with wet-wall panelling.

A door from the principal bedroom leads into a bright and versatile gym/family room with a window to the front and patio doors opening to the side garden. This area, together with the adjoining rear utility room, offers scope for use as a self-contained annexe. The rear utility room is fitted with a good range of units and has plumbing for a washing machine.

A further double bedroom overlooks the rear garden and has fitted wardrobes with mirrored sliding doors.

The family bathroom is finished with a tiled floor and walls and wet-wall panelling. It comprises a WC, wash hand basin set within a vanity unit and a bath with mains shower over. A built-in cupboard provides additional storage.

Garden and Grounds

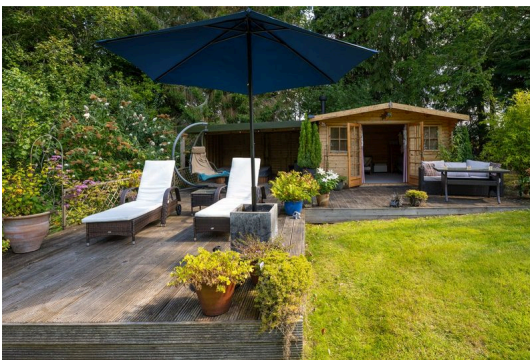
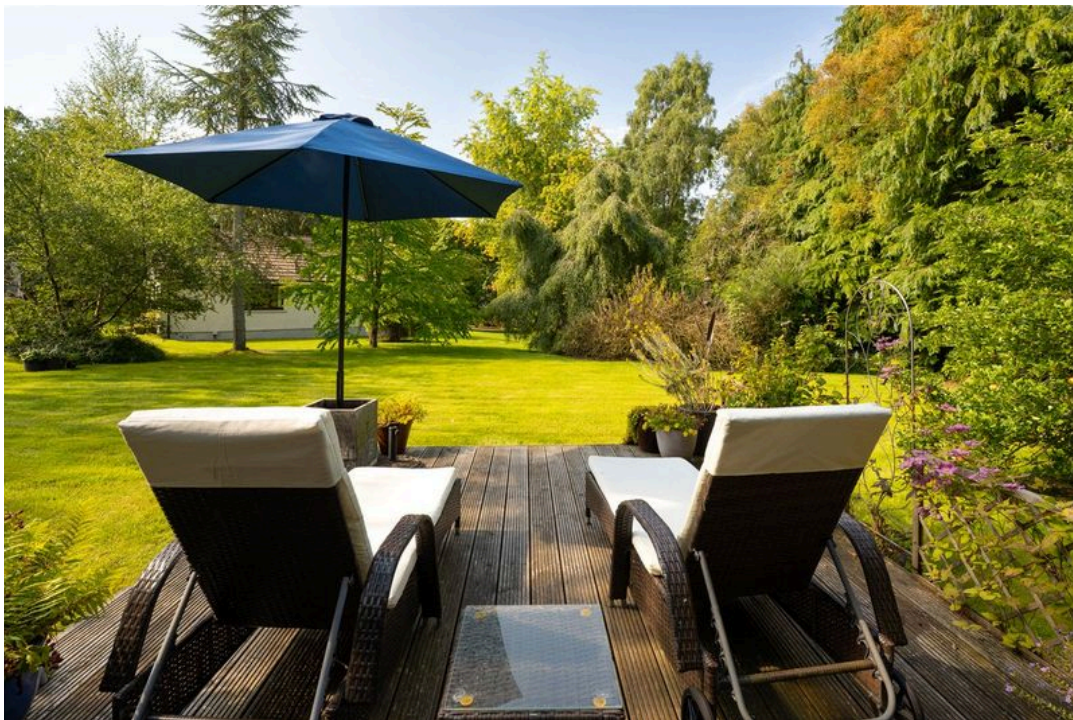
Oakwood is surrounded by generous, beautifully maintained garden grounds offering a high degree of privacy. The driveway provides parking for several vehicles and leads to a large double garage, double carport.

A paved patio to the rear provides space for outdoor seating, with views across the gardens and towards the surrounding woodland. The grounds are mainly laid to lawn and bordered by mature trees, shrubs and established planting, with several seating areas positioned throughout. There is a large workshop and shed.

A superb outdoor entertaining area includes a summer house with power, lighting and a wood-burning stove, allowing it to be used throughout much of the year. There is also a hot tub and sun deck, creating an attractive and private area from which to make the most of the gardens.







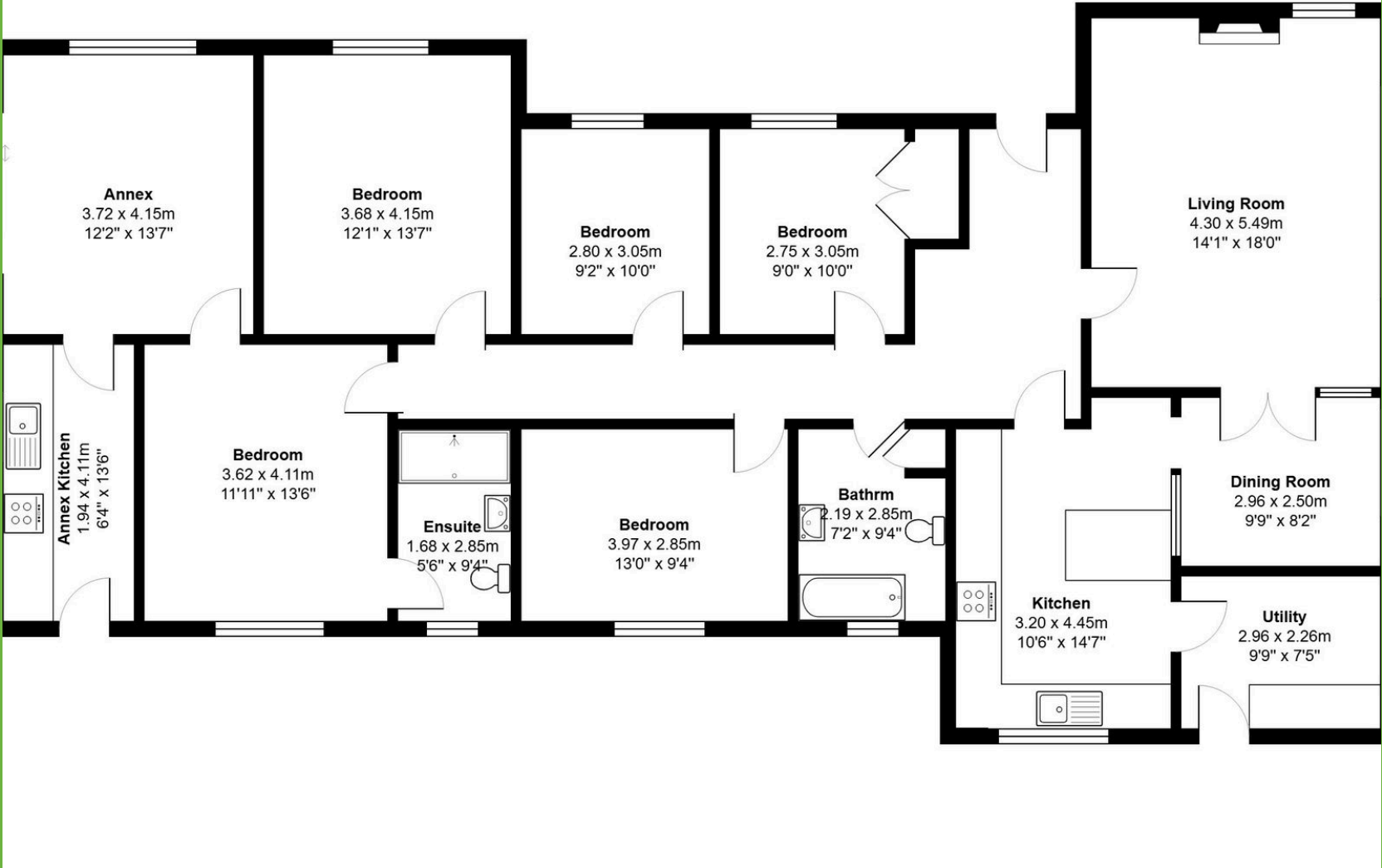
Location

Oakwood is situated in the tranquil rural hamlet of Bishop Kinkell which is only 5 miles from Muir of Ord. Tarradale & Mulbuie Primary Schools are both within easy driving distance, with secondary pupils attending Dingwall Academy. The area is the gateway to the Highlands well known for its outstanding natural beauty, and wildlife with Red Kites frequently seen flying over the property. Outdoor pursuits such as hiking, fishing and golf are all available close by with popular beaches such as Rosemarkie a short drive away. Whilst situated in a very peaceful rural space Oakwood is within easy travelling distance of the towns of Dingwall, Muir of Ord and Beaulieu which offer a variety of amenities and facilities including supermarkets, doctors' surgery, garages, hotels, cafes, a golf course and railway stations. The village Connors Bridge is 2 miles away and offers a Co-op supermarket as well as a convenience shop, post office and pharmacy. The city of Inverness, Capital of the Highlands, is within easy commuting distance and Inverness Airport is only 19 miles away.



Plans

169 square meters



Details

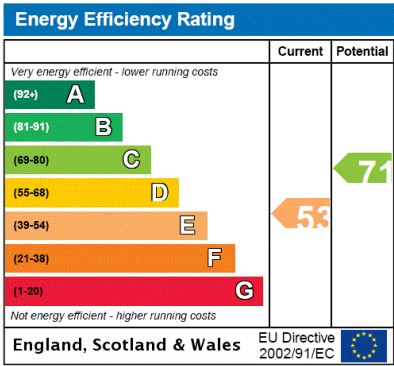
Local Authority
Highlands and Islands Council

Council Tax
Band = G

Tenure
Freehold

EPC
EPC Rating = E

Oakwood



Services & Additional Information

Mains water
Drainage to septic tank
LPG Heating

Directions
From Inverness, follow the A9 north to Tore roundabout. At the roundabout take the second exit A835 towards Dingwall and continue for about 3 miles until you reach a slip road on the left B9169 signposted Muir of Ord/Beaul. Take this exit and then before the first house on the right take the first turn on the right signposted "Highfield Park". Continue along this road until on the left you will see a sign for Newmore/Balvaird. Turn left here and follow the road until you reach a sign for Conon Bridge. Turn right here and Oakwood is the first driveway on the right.
What3Words///moved.backup.eggshell

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Offers Over £475,000



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