



Achlaine

Tomich, Cannich, Beauly, IV4 7LY

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Introduction

Traditional three-bedroom cottage set in a peaceful location on the outskirts of the pretty village of Tomich enjoying open rural views.

Spacious sitting room with wood-burning stove, snug/TV area and superb sun lounge with French doors to the gardens. Well-equipped kitchen with walk-in pantry together with large utility room and ground floor shower room. Three double bedrooms and family bathroom.

Extensive garden grounds with workshop, garage, sheds, flower beds and lovely rural views.



Achlaine is set within beautifully maintained garden grounds in a peaceful rural setting. This spacious detached home offers flexible family accommodation together with excellent outbuildings and lovely open views across the surrounding countryside. The property has been well maintained throughout and is fully double glazed with oil fired central heating.

To the right of the hall is the sitting room, which has a window to the front with views over the gardens and towards the surrounding hills. There is a central feature of a Chesneys wood-burning stove set on a stone hearth with wood-effect surround. An opening leads through to a snug area, currently utilised as a TV room, with a window overlooking the side garden. Patio doors open into a lovely sun lounge with glazing to two sides and French doors leading out to the garden. This room enjoys superb open views across the surrounding countryside and gardens. Returning to the hallway, there is a useful built-in storage cupboard. To the left is the dining room, again enjoying open views from the front-facing window. A door leads through to bedroom one, currently used as an office/work room. This bright room has triple aspect windows providing an abundance of natural light together with attractive views.

Also from the hall is access to the kitchen, fitted with a good range of cream floor and wall units with slate-effect work surface. There is a Belfast sink, space for a standard-sized cooker integrated AEG dishwasher and space for a tall fridge. There is also a large walk-in pantry together with a further under stair storage cupboard. A glazed door leads through to the spacious utility room which currently houses a washing machine, tumble dryer and chest freezer (available by separate negotiation), and has a door leading to the rear.

Off the utility room is a shower room fitted with WC, wash hand basin and shower cubicle with mains shower.



From the hall, a staircase rises to the upper floor landing where there are four built-in storage cupboards – one is an airing cupboard. Bedroom two, the principal bedroom, is situated at the end of the hall and has a good range of fitted wardrobes together with dual aspect windows overlooking the gardens and surrounding countryside. Bedroom three is a further spacious double room with dual aspect windows again enjoying the superb views and also includes a wash hand basin.

Completing the accommodation is the family bathroom comprising WC, wash hand basin and bath with wet wall panelling surround, together with a large shower cubicle fitted with a mains shower and complementary wall panelling.

Externally, the property is set within generous and very well-maintained garden grounds bounded by stock fencing and mature hedging. The gardens are mainly laid to lawn with a good range of ornamental plants and shrubs, together with garden beds and seating areas. There is ample parking for several vehicles.

A large wooden workshop with concrete floor, light and power has been fitted out as a substantial working space with numerous power sockets and a separate area currently utilised as a store. In addition, there is a garage with light, power and electric door, together with a further large shed divided into two sections providing useful storage for logs and gardening equipment. A covered porch to the rear of the property gives access to a concrete store housing the boiler.







Location

Achlaine is situated in a tranquil setting on the outskirts of the conservation village of Tomich in Inverness-shire.

Tomich is a pretty village with an array of traditional stone-built properties, close to Glen Affric. Tomich has a strong association with the origins of the Golden Retriever breed and hosts a regular gathering in the ruins of Guisachan House. The area is known for its walking, fishing, and wildlife with walks to Plodda Falls on the doorstep.

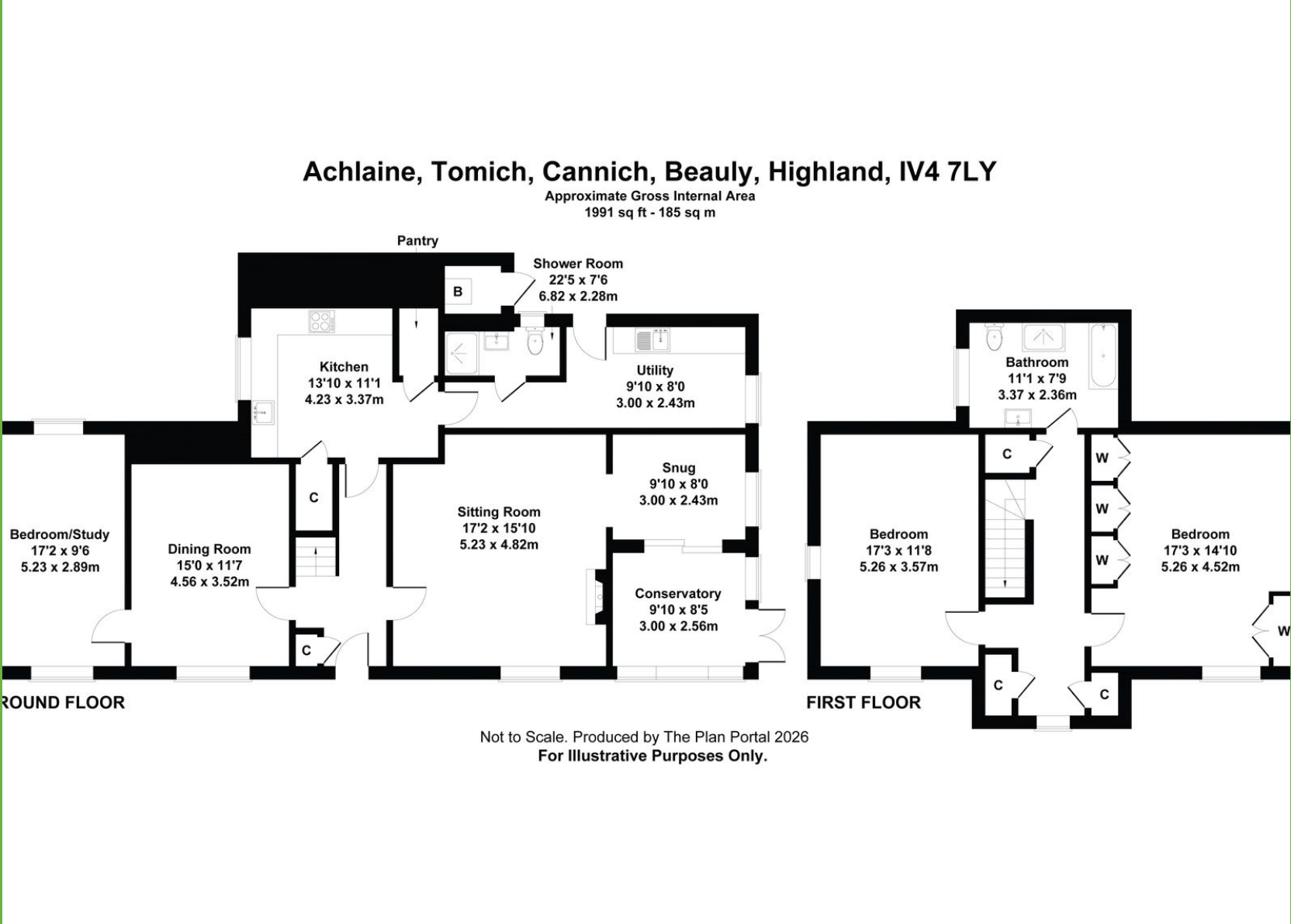
Tomich has a cafe and a country house hotel whilst nearby Cannich has a shop, post office and primary schooling, with secondary schooling available in Drumnadrochit.

Inverness, approximately 31 miles away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.



Plans

186 square meters



Details

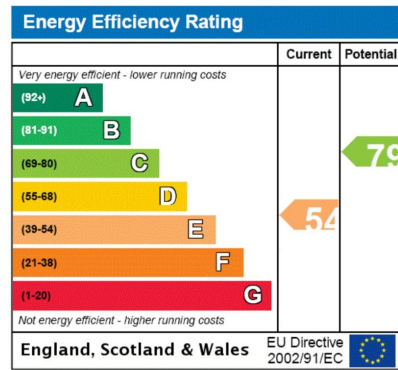
Local Authority
Highlands and Islands Council

Council Tax
Band = E

Tenure
Freehold

EPC
EPC Rating = E

Achlaine



Services & Additional Information

Mains water
Drainage to septic tank

Directions
From Drumnadrochit follow the A831 for 12.5 miles until you reach the village of Cannich, continue through Cannich bearing left at the bridge and follow this road until you see a sign for Tomich. The road bears left and then goes over a bridge. Turn right after the bridge and continue until you reach Tomich. Pass through the village and take the left hand fork towards Plodda Falls. Achlaine is the last house on the right before the road splits.

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Offers Over £380,000



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