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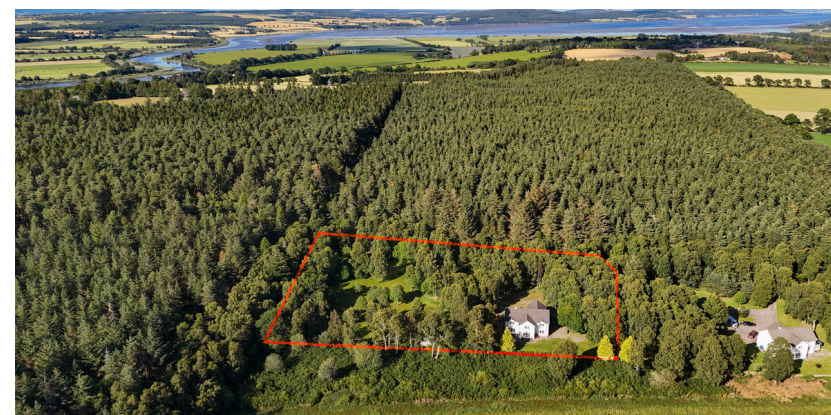


- Over Four Acres Of Private Land
- Spacious Sitting Rooms Upstairs And Down
- Stylish Kitchen With Range Cooker
- Quality Timber Framed Double Glazing
- Attractive Woodland And Lawn Grounds
- Six Generously Sized Double Bedrooms
- Peaceful Sun Room With Patio Doors
- Large Double Garage With Power
- Oil-Fired Central Heating System
- Scenic Location Near Kirkhill And Beaully

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Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Approached by a quiet country road, Woodlands House is a substantial and versatile detached home set within approximately four acres of private garden ground, lawns and woodland. Built in 1999, this six-bedroom detached property offers over 285 square metres of living space across two floors, including multiple reception rooms, three en-suites, a Jack and Jill bathroom and a large double garage. Ideal for large families, multigenerational living or those seeking a rural Highland lifestyle with room to grow, this is a rare opportunity in a highly desirable location near Beaulieu and just 11 miles from Inverness. The main entrance leads into a central hallway, with a light, open feel and neutral decor. From here, you're guided naturally through the main living areas and towards the spacious heart of the home. The living room is a generous space suited for both quiet relaxation and social gatherings. Wooden flooring runs underfoot, complementing the cream-painted walls and creating a bright yet cosy interior. A large window allows natural light to flood in while a traditional open fire, set within a decorative surround, enhances the room's warm and open feel. The size of the room allows for multiple furniture arrangements, whether for formal seating, reading corners, or relaxed family use.

The dining room is another well-proportioned space, currently arranged as an informal sitting area. Grey carpet and soft neutral tones give it a calm feel, while its size makes it suitable for use as a formal dining room, additional lounge or flexible reception space. It's a central space which is linked to the lounge, sun room, kitchen and hallway.

The sun room, accessed via both the lounge and dining room, offers a tranquil retreat with views across the rear garden. With wooden flooring, vast windows and glazed doors leading to the outside patio, it is a naturally bright room, perfect for quiet afternoons or relaxed social gatherings.

The kitchen is a spacious and functional room, fitted with wooden wall and base cabinets topped with dark-coloured worktops. A gas-powered Range cooker with extractor hood sits against the tiled wall, with light grey tiling around the cooking and preparation areas. The cream-painted walls create a clean and practical finish, while ceiling spotlights ensure bright overhead lighting. A double window on the far wall brings in natural light, with a small radiator positioned beneath. There's also space for a dishwasher, making this a well-equipped and user-friendly workspace.

The adjacent utility room provides further storage and workspace with additional wooden cabinets and a stainless steel sink. A built-in cupboard offers useful shelving for household essentials and there is space for both a washing machine and tumble dryer. A window above the sink keeps the space bright and airy.

Leading directly from the utility, the large double garage extends to approximately 36 square metres and offers immense flexibility. With power and lighting, it easily accommodates two vehicles but could just as readily be used as a hobby workshop, studio or home business space.

Also on the ground floor is a generously sized double bedroom with en-suite. The room features cream-painted walls with a decorative white panel running around the centre, creating a soft and calming contrast. A light-coloured carpet adds to the sense of warmth underfoot and a window facing the front garden allows in plenty of natural light. A radiator is neatly positioned near the door. The en-suite shower room is fitted with a square cubicle, a pedestal basin and a toilet, all finished in white. Tiling covers the lower portion of the walls, with soft painted surfaces above while a white radiator ensures the space remains warm and comfortable.

Completing the ground floor is a cloakroom WC, positioned by the front entrance. Fitted with a toilet and sink, it is a practical addition for guests and everyday use.

Upstairs, the wide switchback staircase leads to a large upper landing finished in light grey carpet, which continues into several of the upstairs rooms.

First of all we find the generous first-floor sitting room, positioned above the double garage and measuring over six metres in length. With light neutral walls and soft grey carpet, it's a bright and calming space, well-suited to a range of uses from a family TV lounge or games room to a quiet retreat or creative studio. A large front-facing window floods the room with light. The spacious layout offers ample room for sofas, entertainment systems or other furniture.

Five of the home's six bedrooms are found on this floor. Bedroom one, affectionately referred to as the "Stag Suite", is a large, characterful room with space for substantial furniture. It features neutral walls, a window to one side and a radiator along the interior wall. The en-suite shower room includes a tiled floor and walls, a shower cubicle, pedestal basin and toilet, offering privacy and convenience in a smart, well-finished space.

Bedroom two is another double room with light décor and grey carpet. A small radiator is placed by the door and the accompanying en-suite matches the style of bedroom one with a tiled cubicle shower, sink and toilet.

Bedroom three is a particularly spacious and light-filled double room with a calm, neutral finish. With windows on two walls and generous floor space, it comfortably accommodates a king-sized bed along with other large furnishings, making it a restful and versatile retreat. Bedroom four mirrors that sense of scale and flexibility, with soft pink walls and light-coloured carpeting. Like bedroom three, it features windows on two aspects, creating a bright and airy feel throughout the day.

These two bedrooms are linked by a beautiful Jack & Jill bathroom, accessed directly from each room. This luxurious shared space is fitted with a four-piece suite, including a corner shower cubicle, toilet, wash hand basin and a standout jacuzzi bath that invites long, indulgent soaks. Timber flooring and tiled walls add texture and quality to the room, making it one of the most impressive bathrooms in the home.

The fifth bedroom is another good-sized double with pink painted walls, a window to the side, wooden flooring and built-in shelving. A large radiator sits near the door.

The outside space is as impressive as the interior. The grounds extend to approximately four acres and include lawn, trees, shrubs, gravel and woodland areas, with a rear patio just outside the sun room that's ideal for dining or relaxing in the fresh Highland air. Boundaries are formed by timber fencing, post and wire fencing and some stone wall sections, offering both privacy and a rural charm. A timber outbuilding provides useful outdoor storage and an external tap is fitted to the side wall for convenience.

This is a remarkable home with extraordinary potential, equally suited to large families, blended households or those seeking peace, privacy and space within reach of village life and Inverness. Viewings



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