



Tarbatness Road, Portmahomack, IV20 1RD

Offers Over £320,000

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Hamish
PROPERTY PROFESSIONALS



- Peaceful Rural Setting Near Portmahomack
- Lounge With Multi-Fuel Stove & Patio Doors
- Master Bedroom With En-Suite Shower Room
- Built-In Wardrobes In All Bedrooms
- Utility Room With Additional Storage Space
- Solid Wood Flooring Throughout Main Areas
- Oil-Fired Central Heating
- Triple Glazed uPVC Windows Throughout
- Detached Double Garage With Power & Lighting
- Driveway With Space For Multiple Vehicles

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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



With fields on all sides and the coastline of Portmahomack just minutes away, Green Acres offers a calm and spacious lifestyle. This detached three-bedroom bungalow is a rare opportunity to secure a bright, family-sized home with generous garden space, a detached double garage and room to grow, all in a quiet rural location near Tain.

A composite front door with glazed panels opens into a welcoming entrance vestibule and hallway. Finished in neutral tones with wooden flooring underfoot, this space introduces the home's bright, modern decor and practical layout.

Double doors with glazed inserts lead into the main lounge, a spacious room with soft grey carpet and a calm neutral palette. A large window at the front pairs with fully glazed patio doors to the side, allowing views out to the peaceful countryside and flooding the room with light. At the heart of the room is a striking multi-fuel stove, set on a black hearth within a crisp white surround and topped with a solid timber mantel. This feature brings both warmth and traditional character to the space, making it a natural gathering point in the colder months and lending a timeless charm to this generously proportioned room. There's ample space here for multiple seating arrangements, shelving or entertainment units and the layout makes it ideal for both quiet evenings and larger family occasions.

To the rear of the home lies a stylish and expansive kitchen/dining room, featuring solid wood flooring and crisp white walls. Light-toned kitchen cabinets are topped with wooden worktops and include an integrated ceramic hob, extractor fan and a pair of built-in eye-level ovens. A stainless steel sink sits beneath a wide window while a short breakfast bar offers the perfect spot for morning coffee or informal meals. The room flows effortlessly into the dining area, a bright space that can comfortably accommodate a large family table, sideboard or additional furnishings. Triple-glazed sliding patio doors open directly onto a paved terrace, creating an inviting connection to the garden and making this a superb area for both everyday meals and entertaining guests.

Off the kitchen is a well-planned utility room, fitted with a dark composite sink, light coloured units and extra worktop space. There's plumbing for a washing machine and space for a dishwasher, along with a radiator and triple-glazed rear access door to the garden.

The main bathroom is bright and fully tiled in crisp white which creates a clean space and sense of calm. A full-length bath sits along the right-hand wall, complete with a luxurious overhead rainfall mains shower and a thick glass screen for convenience. The white toilet and wash basin are each individually fitted, with a handy storage cupboard positioned beneath the sink and a wall-mounted mirror above. A tall white towel radiator stands beside the high-set frosted window while the wooden flooring continues through from the hallway to tie the spaces together.

The master bedroom is a spacious room, with cream-painted walls, warm wooden flooring and a large mirrored wardrobe that reflects the natural light streaming in from the window. The adjoining en-suite is fitted with a large cubicle and mixer shower, a toilet, hand basin and a tall white towel radiator, with a frosted window for light and privacy.

The second bedroom is a generous double with a built-in wardrobe featuring wooden sliding doors, offering plenty of practical storage while keeping the room clutter-free. There's ample space for a full bedroom setup and the fresh white walls and wooden flooring continue the home's cohesive finish.

The third bedroom is currently arranged as a single, but its proportions could allow for a double bed if preferred. This room also includes a mirrored wardrobe, making it a versatile space well suited for guests, children or as a home office.

The home benefits from triple-glazed uPVC windows throughout most rooms, with double glazing by the front door. Triple-glazed patio doors are fitted in both the lounge and kitchen. Soffits and fascias are formed in uPVC, while the internal doors are a mix of panelled and glazed timber. Heating and hot water are provided via an oil-fired boiler located in the garage, connected to a series of steel panel radiators throughout. The property is served by a septic tank and safety is enhanced with smoke detectors in the hallway and lounge, a heat detector in the kitchen and a carbon monoxide detector in the lounge.

Green Acres sits within a generous garden plot, mainly laid to grass and framed by a mix of timber post and wire fencing. Mature shrubs and trees – including an apple tree – provide natural charm and seasonal colour throughout the year. A stone driveway leads from the main road to the front of the house, offering ample space for parking multiple vehicles. The views are uninterrupted, with open fields surrounding the home in every direction.

To the side of the property is a large detached double garage constructed in concrete block under a pitched tiled roof. It includes a concrete floor, electricity supply, an electrically operated fibreglass up-and-over door and a uPVC pedestrian access door. It's perfect for keeping your cars tucked away, as additional storage space or as a home hobby space or workshop.

Whether you're looking for a peaceful escape, a flexible family base or a spacious countryside retreat close to the sea, Green Acres offers all the right ingredients. The bright interiors, quality finishes, excellent storage and impressive outdoor space make this a compelling opportunity. To arrange your private viewing, contact Hamish Homes today, but be quick, this unique rural property won't stay available for long.

About Portmahomack

Portmahomack is a charming coastal village offering stunning views of the Dornoch Firth and a tranquil, picturesque setting. Known for its rich history, Portmahomack has roots that stretch back to the Pictish era, making it a fascinating destination for history enthusiasts.

Portmahomack boasts a beautiful sandy beach and its small harbour is a hub for local fishing activities offering a glimpse into traditional Highland life.

Residents and visitors can enjoy the local amenities, including restaurants, pubs and a small selection of shops. The community is close-knit and welcoming, with various events and gatherings throughout the year that foster a strong sense of belonging.

Outdoor enthusiasts will find plenty to do, from coastal walks and birdwatching to exploring the nearby trails and scenic landscapes of the Tarbat Peninsula. Golfers can enjoy a round at the nearby Tarbat





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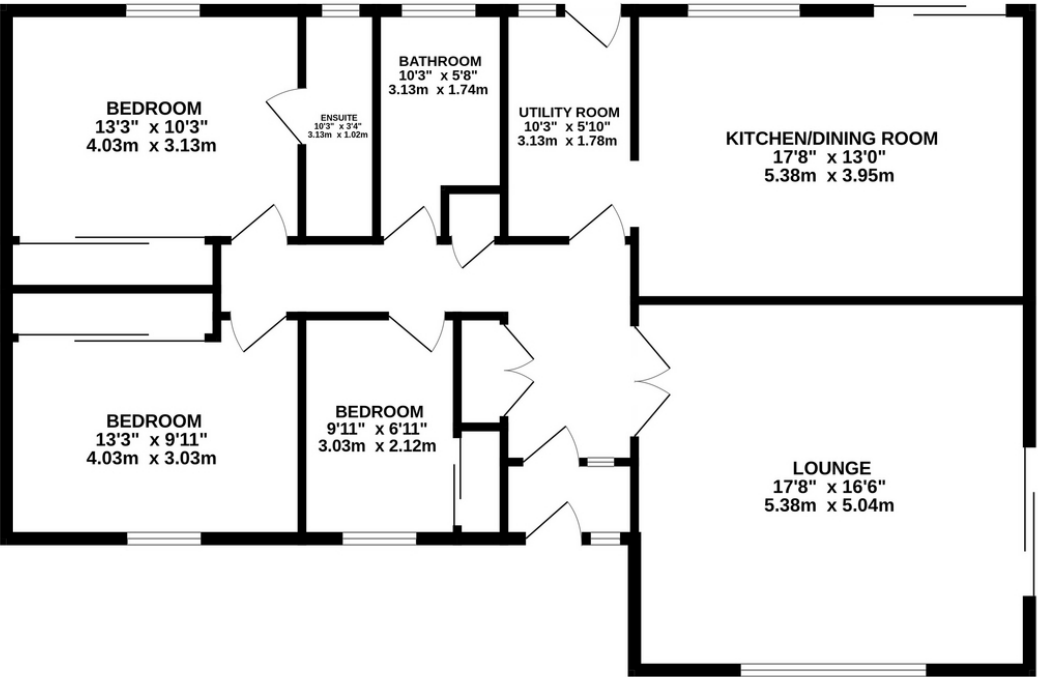
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 110 m2



1184 sq.ft. (110.0 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B		88	(81-91) B		
(69-80) C			(69-80) C		74
(55-68) D	60		(55-68) D	56	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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