



Tomvoit, Gorthleck, IV2 6UJ

Offers Over £460,000

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PROPERTY PROFESSIONALS



- Detached Home Within 2.8 Acres Of Land
- Stylish Modern Kitchen With Light Blue Cabinets
- Ground-Floor Shower Room & 1st Floor Bathroom
- Master Bedroom With En-Suite & Balcony
- Oil-Fired Central Heating System
- Open Dining Hall As The Heart Of The Home
- Living Room With Wood-Burning Stove
- Four Bedrooms Across Two Floors
- Detached Double Garage With Upper Level
- Idyllic Location Only 22 Miles From Inverness

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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 private track leading from the adopted road, The Shire stands proudly within its 2.8 acres of grounds, surrounded by woodland, croftland and open Highland scenery. A gravel driveway sweeps around the home and detached double garage, setting the tone for the scale and seclusion of this striking rural property.

The entrance vestibule provides a sheltered welcome before opening into a cloakroom and onwards into the home's central dining hall. Finished with warm wooden flooring and neutral walls, this impressive space has ample room for a family dining table and chairs, while the staircase rises from here to the first floor. A built-in storage cupboard makes it as practical as it is welcoming.

From the dining hall, the kitchen flows with a modern design. The contemporary cabinets are light blue, fitted with long chrome handles and topped with contrasting grey work surfaces. A large gas burner hob and integrated oven sit neatly in place, while a stainless steel sink with a flexi-hose tap adds both style and convenience. Decorative black and white tiling acts as a splashback around the worktop areas. Windows on all sides make this a particularly bright and inviting space for cooking and family meals.

The living room is a large, light filled retreat. Its soft grey carpet and neutral walls create a calm atmosphere, while a pale green chimney breast provides gentle contrast. Set into the chimney is a modern wood-burning stove resting on a black tiled hearth, perfect for winter evenings. Expansive windows on two sides frame the surrounding greenery and flood the room with natural light, creating a wonderful sense of connection with the outside.

A handy utility room also lies just off the dining hall, offering additional storage cabinets, worktops and a stainless-steel sink. Space for a washing machine and tumble dryer ensures everyday tasks like laundry are kept separate from the main home, while colourful wallpaper lifts the room with charm.

A nearby shower room offers style as well as convenience, with black sparkly wet-wall panels inside the cubicle, a modern electric shower and cream painted walls balanced by black-and-white flooring. A chrome towel radiator and frosted window complete the room.

Also on the ground floor is a double bedroom. Finished with neutral walls, quality wooden flooring and a radiator, it is a flexible space that could serve as a bedroom, guest room or even an office.

The first-floor landing provides access to three more bedrooms and the main bathroom. The master bedroom is vast with light grey carpet and neutral decor providing plenty of room for a large bed and additional furniture. The en-suite bathroom is a highlight of the entire property: a freestanding bath takes centre stage, standing proudly in the middle of the room. Glazed sliding patio doors open directly onto a private balcony reserved solely for this suite, providing breathtaking views across forest and countryside, a rare feature that elevates the sense of luxury.

A second attic style bedroom is full of character, with bright blue painted walls, dormer and gable windows and a built-in storage cupboard. A third bedroom offers a rooflight and a square window, soft neutral finishes and its own built-in storage, ideal as a child's bedroom or guest space.

The family bathroom completes the level with a spacious design. A large bath sits along one wall with a toilet and sink on another, while twin rooflights above bring daylight into the room. Finished with tiled flooring and neutral tones, it is a calm and practical space for daily routines.

The home also benefits from a detached double garage, a substantial outbuilding of roughcast block construction with a profiled metal sheet roof. It is fitted with twin timber vehicle doors at the front and contains a fixed staircase leading to a floored upper level, perfect for storage or hobbies. An additional attached outbuilding provides further space, currently in use as a kennel and store.

The Shire is fitted with uPVC double-glazed windows and timber Velux rooflights at first floor level, while both the front and rear entrance doors are uPVC glazed. Heating is supplied by an oil-fired boiler housed in the utility room, serving radiators throughout, with domestic hot water stored in a pre-insulated modern cylinder and backed up by an immersion heater.

The grounds extend to around 2.8 acres, with the area immediately surrounding the home decrofted. The balance of the land is designated croftland, featuring rough grassland, scattered woodland and even a natural pond. The gardens nearest the house include lawns, mature trees and shrubs, creating attractive surroundings that complement the rural setting.

The Shire offers a unique blend of modern comfort and Highland character, set within extensive grounds that provide privacy, views and flexibility. With its exceptional en-suite with balcony, versatile rooms, double garage with floored loft and acres of croftland to enjoy, it is a rare opportunity. Contact Hamish Homes today to arrange your private viewing and experience all this remarkable property has to offer.

About Gorthleck

Gorthleck is a tranquil hamlet nestled on the northern shore of Loch Mhòr, offering a peaceful rural lifestyle surrounded by stunning natural beauty. Located approximately 20 miles south of Inverness, residents enjoy the serenity of the countryside while remaining within reach of the city's amenities.

The local Stratherrick Primary School serves the community, providing education for younger children. For secondary education, students typically attend Inverness Royal Academy, with school transport options available.

Essential services, including a small shop, post office and medical centre, can be found in nearby Foyers, about five miles away. The village of Dores, approximately 12 miles away, offers additional amenities.

Gorthleck's picturesque setting and strong community spirit make it an appealing choice for those seeking a slower pace of life amidst the Highlands' natural splendour.



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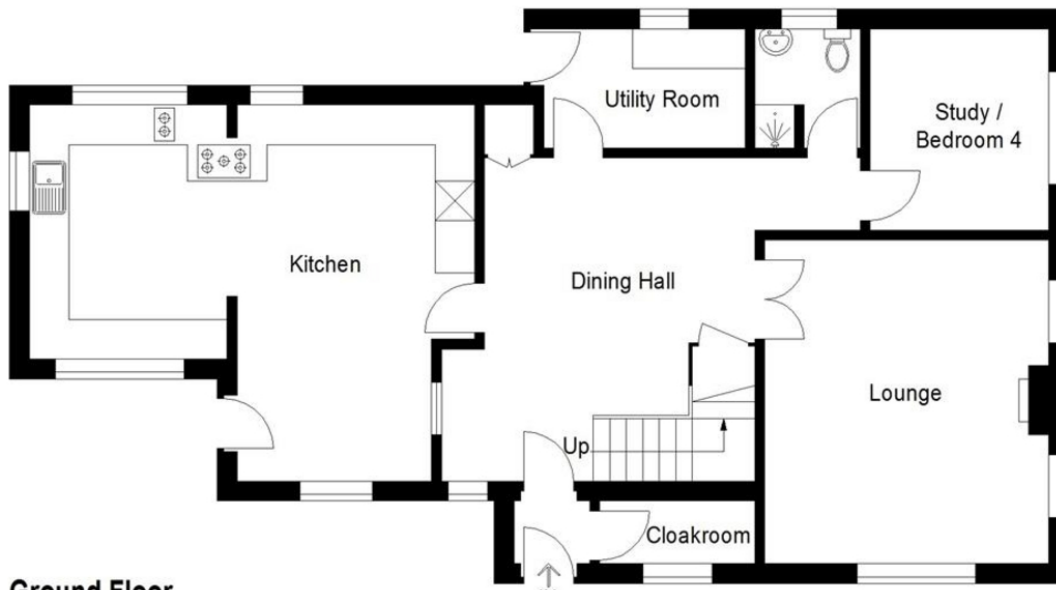
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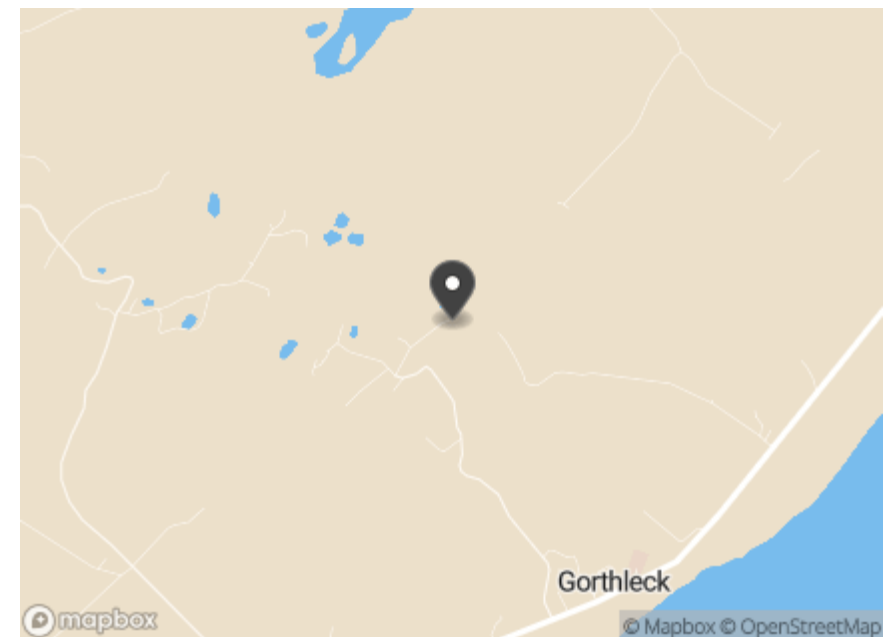


First Floor



Ground Floor

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential			
Very energy efficient - lower running costs					
(92+)	A	71	(92+)	A	89
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F	94	(21-38)	F	67
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs					
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales		EU Directive 2002/91/EC



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