



Cantray, Inverness, IV2 5PW

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- Rural Setting Close To Nairn & Inverness
- Natural Stone & Painted Timber Exterior
- First Floor Balcony With Woodland Views
- Modern Kitchen With Integrated Appliances
- Wood Burning Stove As Lounge Focal Point
- Two Double Bedrooms With Built-In Wardrobes
- Stylish Shower Room & Separate WC Room
- Underfloor Heating Throughout Both Floors
- Vaillant Air Source Heat Pump System
- Gravel Driveway With Ample Parking Space

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Offers: Offers should be submitted to Hamish, Kintail House,
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Among mature woodland in the peaceful Cantray area near Croy, Sequoia Lodge is a striking home that blends rural tranquillity with contemporary design. Built in 2022, it sits within a small, natural clearing surrounded by trees, offering a sense of privacy and calm while still being within easy reach of both Inverness and Nairn.

Sequoia Lodge mixes stone and timber to striking effect. Two sides are finished in natural stone with a pointed finish, while the other sides are clad in painted timber, all set beneath a slate roof with timber framed double glazed windows and doors. An expansive first floor balcony runs off the first floor, with a paved terrace below for ground level seating. A gravel driveway provides parking, and a small timber shed houses the Vaillant air source heat pump alongside a separate log store, practical touches that suit the woodland setting.

Moving inside, the first floor opens into a bright and beautifully designed open plan living, dining and kitchen area that makes the most of the home's woodland setting. The entire space sits beneath a vaulted ceiling, where dark exposed timber beams contrast elegantly against soft cream walls and the natural tones of the wooden floor. Full height glazing along one side floods the room with light while sliding doors open directly onto the balcony, extending the living space outdoors.

The kitchen is fitted with contemporary dark grey shaker style cabinets with chrome cup handles adding a subtle touch of shine. Pale stone effect worktops provide generous preparation space while a glass splashback sits neatly behind the electric hob that's mounted above a double oven. The stainless steel sink is positioned neatly below a window for you to enjoy views of the surrounding countryside. The adjoining dining space offers room for a table and chairs, perfectly positioned to enjoy the views, while the lounge area is arranged around a modern cylindrical wood burning stove that provides both warmth and a striking focal point. Together, these elements create a relaxed, open space that's ideal for everyday living or entertaining.

A wooden staircase with matching handrails and trim leads gracefully down from the open plan living area to the ground floor. At the bottom of the stairs, the layout opens to two bedrooms, a shower room and a separate WC.

The first bedroom enjoys direct access to the garden through glazed patio doors that bring in plenty of natural light. The room is finished in a soft sage green tone that creates a calm, restful feel, with natural wood detailing adding warmth. A built-in wardrobe with sliding wooden doors provides useful storage while keeping the space uncluttered. The layout comfortably accommodates a double bed and matching furniture, making this an inviting and practical main bedroom.

The second bedroom has cool blue walls that lend the space a fresh, modern character, balanced by the warmth of the natural wood flooring and doors. Built-in sliding wardrobes provide handy storage leaving plenty of space for a double bed and additional furniture.

The shower room has been finished to an excellent modern standard, featuring large white and grey marble effect wall tiles that give it a bright and contemporary look. A walk-in enclosure houses a rainfall shower with an additional handheld fitting making it a stylish and practical spot. A fitted vanity unit with a rectangular basin provides both storage and counterspace, while chrome fittings and a heated towel rail complete the smart design. A window brings in natural light, enhancing the clean and polished feel of the space.

A separate WC sits near the front door, echoing the same high quality finish with marble effect wall tiles and dark floor tiling. A fitted unit with toilet and concealed cistern sits on one wall, while the opposite wall houses a matching vanity unit with inset basin and chrome mixer tap. A window provides natural light and ventilation, keeping the space bright and private.

The property features timber framed double glazed windows and matching external doors, with all external timbers finished in painted detail. The stone walls have a neatly pointed finish, complementing the overall design. Heating and hot water are provided by a Vaillant air source heat pump, supplying efficient underfloor heating throughout both floors via a Joule hot water cylinder. Drainage is to a private septic tank.

Sequoia Lodge offers a rare chance to enjoy a secluded woodland home packed with modern comforts. Every detail, from the warm underfloor heating, air source heat pump and quality finishes throughout, has been designed for easy, peaceful living. Homes of this calibre and setting are seldom available, so early viewing is strongly advised to fully appreciate what Sequoia Lodge has to offer. Contact Hamish Homes today to arrange your private appointment.





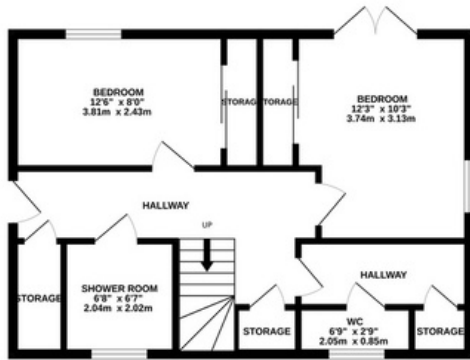
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 103 m2



GROUND FLOOR



1ST FLOOR



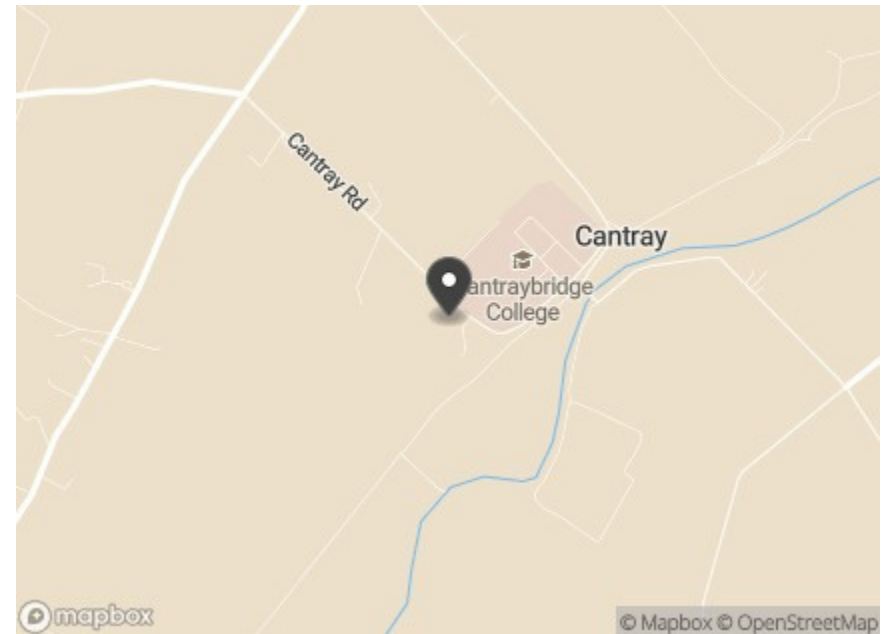
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	83
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	94	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



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