



INNES & MACKAY
SOLICITORS ESTATE AGENTS NOTARIES



WOODLEIGH LODGE, GLACKMORE, NORTH KESSOCK, IV1 3UD

Woodleigh Lodge is situated on the Black Isle set within approximately 1 acre of attractive landscaped gardens. The substantial, thoughtfully designed detached bungalow enjoys beautiful views across farmland and the open countryside of the Black Isle. The property benefits from oil fired central heating with additional solar panel water heating and is double glazed throughout. There is generous parking to the front of the property and a detached double garage. Viewing is recommended to appreciate the well presented accommodation on offer.

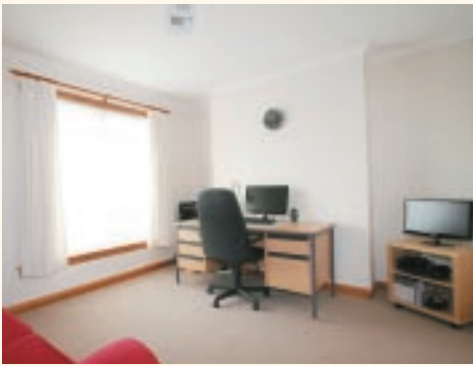
ENTRANCE VESTIBULE, RECEPTION HALLWAY/DINING ROOM, LOUNGE, KITCHEN/DINER, UTILITY ROOM, WC, BATHROOM, 5 BEDROOMS (MASTER EN SUITE), DOUBLE GLAZING, OIL FIRED CENTRAL HEATING, SOLAR PANEL WATER HEATING. DETACHED DOUBLE GARAGE.

FIXED PRICE £325,000

HSPC REF NO. 40945

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LOCATION

Woodleigh Lodge enjoys a semi rural location at Glackmore near Tore on the Black Isle. Glackmore is a small hamlet of houses and farmland providing a pleasing outlook from all aspects of the property. The village of Tore provides local amenities including, Primary education, shop, and petrol station. Secondary education is found at nearby Fortrose. Further extensive amenities may be found approximately 6 miles away within the City of Inverness. Inverness is easily accessible by the main A9 trunk road.

GARDENS

Extending to approximately 1 acre, the gardens have been landscaped and are beautifully presented. A gravel driveway providing ample parking leads to the garden ground and also provides access to the detached double garage. The gardens have a large selection of plants and shrubs and there is also a pleasant pond in the rear garden with a large patio area providing a good space for outside dining which benefits from the pleasing views of the surrounding countryside. There are substantial areas of lawn throughout the remainder of the garden ground which is enclosed with a combination of fencing and hedging.

ENTRANCE VESTIBULE

An attractive part glazed UPVC door leads into the vestibule which has wooden flooring and windows to the front. French glazed doors open into the hallway allowing good natural light to flow into the property.

RECEPTION HALLWAY/DINING AREA

This is a large versatile area of an interesting irregular shape. The room is currently used as a dining room but may be used as a second sitting room/family room. There is a large window to the side. Access is given to the lounge, WC, kitchen and to the inner hallway.

LOUNGE

Approx. 5.12m x 6.98m (16'10" x 22'11")

The bright and airy lounge is accessed via double French glazed doors allowing natural light into the room. There is also a bay window to the front with French doors to the garden. The room has an open fireplace with granite hearth and sandstone providing a pleasing focal point to the room with recessed alcoves to either side and glass display shelving. Solid wooden flooring completes the room.

KITCHEN

Approx. 4.84m x 3.89m (15'10" x 12'09")

From the hallway, this double aspect room has windows to both the rear and the side overlooking the surrounding countryside. The kitchen has been fitted with a good range of floor based units with granite work surfaces and wall mounted cupboards, one of which has a glass fronted door for display purposes. There is a one and half bowl stainless steel sink and drainer and an integrated fridge, electric double oven, hob and cooker hood. The kitchen has a breakfast bar with floor based units below providing good



space for informal dining. There is a door leading to the utility room and built in cupboard giving good storage.

UTILITY

Approx. 2.23m x 2.77m (7'7" x 9'1")

This room has been fitted with floor based units and benefits from plumbing for an automatic washing machine and space for a tumble dryer. There is a built in cupboard where the solar heating controls are located. There is a stainless steel sink and drainer and a window to the front. A door to the side leads to the garden.

CLOAKROOM

Located off the reception hallway, the cloakroom has been furnished with a WC and wash hand basin. There is also an extractor fan.

REAR HALLWAY

A fifteen pane glazed door leads from the reception hall to the rear hallway where access is provided to the four bedrooms, study/family room and bathroom.

BEDROOM 1

Approx. 4.38m x 3.80m (14'4" x 12'6")

This is a double bedroom with double aspect windows to the rear and side. There is a fitted double wardrobe with mirror fronted doors. The room is finished with wooden flooring and there is a door leading to the en suite shower room.

EN-SUITE SHOWER ROOM

Approx. 3.24m x 2.69m (10'7" x 8'10")

The en suite has been furnished with WC, wash hand basin set on a worktop with cupboards below. There is also a fitted dressing table with mirror above and complimentary lighting. The large shower cubicle with mains shower has been finished with wet wall. The room also benefits from a shaver point and a window to the side and there is also a de-misting mirror.

BEDROOM 2

Approx. 4.11m x 3.26m (13'6" x 10'8")

Bedroom two has a window to the front and a double wardrobe with mirror fronted glass doors. There is also a useful fitted wash hand basin with a cupboard below.

BEDROOM 4

Approx. 2.50m x 3.29m (8'01" x 10'08")

There is a window to the rear and a fitted wardrobe. Laminate flooring completes this room.

BEDROOM 3

Approx. 4.58m x 3.24m (15'0" x 10'8")

This room has a window to the front and a fitted double wardrobe with mirror fronted glass doors. There is also a fitted wash hand basin with cupboard below.



BEDROOM 5/FAMILY ROOM

Approx. 3.88m x 3.27m (12'9" x 10'9")

This is a useful room with potential for varying uses. There is a large window to the rear.

BATHROOM

Approx. 2.41m x 3.25m (7'11" x 10'8")

The recently fitted bathroom has been furnished with a modern white suite with attractive chrome fittings which comprises of a deep bath with complimentary tiling behind, wash hand basin also with tiled splash back, WC and separate shower cubicle complete with wet wall behind. The room has a window to the front and is finished with a neutral vinyl floor covering.

HEATING

Oil fired central heating and solar panel water heating.

GLAZING

Double glazing

GARAGE

Detached double garage.

SERVICES

Mains electricity, water, septic tank drainage, tv and telephone points.

COUNCIL TAX BAND

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EXTRAS INCLUDED

Fitted floor coverings, carpets, curtains and blinds. Garden shed.

ENTRY

By mutual agreement

VIEWING

By appointment through Innes & MacKay Property Department on 01463 251200 or direct to client on 01463 819858.

DIRECTIONS

From Inverness proceeding North on the A9, continue approximately 5 miles. Before reaching the Tore roundabout, take the turning on the left signposted Glackmore. Proceed along this road and Woodleigh Lodge is the first house on the left hand side.

These particulars, while believed to be correct, do not and cannot form part of any contract. A sonic tapemeasure has been used to measure this property and therefore the measurements are for guidance only.