



(CALDWELL), SPRINGFIELD
BALBLAIR, BLACK ISLE.



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A charming, detached cottage with attached steading.

Culbokie 7 miles ■ Inverness 19 miles

About 1.14 hectares (2.81 acres) in all.

Offers Over £350,000

- Four Bedrooms. One Reception Room.
- Requiring a degree of modernisation but retaining many original features.
- Well-tended garden.
- Mature mixed woodland and paddock
- Attached steading with development potential.
- Beautiful countryside and mountain views.

Galbraith

Inverness
01463 224343
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SITUATION

The property is situated in the scattered farming community of Resolis, near Balblair on the Black Isle, a peninsula north of Inverness. A general store can be found in the nearby village of Culbokie which also has a popular Inn serving food and beverages. The nearby coastal villages of Fortrose and Cromarty have a good range of independent shops, restaurants and amenities, while Inverness about 30 minutes' drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe. Primary schooling is available at Resolis Primary School and secondary schooling at the highly regarded Fortrose Academy with a free school bus available. The Black Isle has fertile rolling countryside with a beautiful coastline of raised beaches and prominent headlands. The area has a number of way-marked cycle trails and walks, while the coastal villages offer sheltered harbours, and Fortrose has a historic links golf course. The cottage is in an ideal setting to enjoy the best the area has to offer with regular sightings of deer and red kites, beautiful walks and the nearby RSPB Udale Nature Reserve.

DESCRIPTION

A charming former farm cottage believed to originate from the early 1800's the property is in a stunning setting on the popular Black Isle with views to the rear over the neighbouring farmland reaching to the hills and mountains of Easter Ross. The property has been in the same ownership for 45 years and although requiring a degree of modernisation has well proportioned, versatile accommodation spread over two floors. Appealing to a wide range of purchasers including those with an interest in acquiring a property with smallholding potential, the cottage has a useful attached stone and timber-built steading under a corrugated iron roof, which could hold the possibility for conversion subject to gaining the relevant consents.

ACCOMMODATION

Ground Floor – Entrance Hall. Bedroom. Bathroom. Sitting Room with wood burning stove. Dining Kitchen.

First Floor – Landing. Three Bedrooms.

GARDEN GROUNDS

The property is approached from the single-track public road, a track along which there is right of access to a private drive (off which there is farm access to a neighbouring field) leading to a parking area. The cottage sits within delightful garden grounds extending to approximately 2.8 acres in total, comprising approximately 1.6 acres of mature woodland, a haven for wildlife, with Oak, Ash, Birch, Beech, Larch, Willow and Rowan amongst other species, including a few specimen trees: Walnut, Cedar of Lebanon, Corsican Pine, Liquidambar, Red Maple, Field Maple and Yew, providing screening to a small paddock of approximately 0.4 acres which has previously been used as a productive cottage garden. The original farmhouse pond is still in existence and the garden adjacent to the cottage is laid to grass with planted flower/shrub beds, and fringed and interspersed by trees including fruit trees.





OUTBUILDINGS

Garage

8.4m x 5.1m
Of corrugate iron construction with a concrete floor.

Attached Steading comprising:

Workshop

13.5m x 4.3m
With power, lighting, concrete floor and timber mezzanine.

Byre

11.9m x 4.0m

Woodstore/Loose box

13.2m x 5.9m
With power and lighting.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil	Band C	Available*	Available*	Band F	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Full directions to the property will be available upon a request to view.

MOVEABLES

All carpets, fitted floor coverings, blinds, curtains and white goods are included in the sale. Further items may be available by separate negotiation.

DATE OF ENTRY

A date of entry to be no sooner than the end of August 2025.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV7 8LE

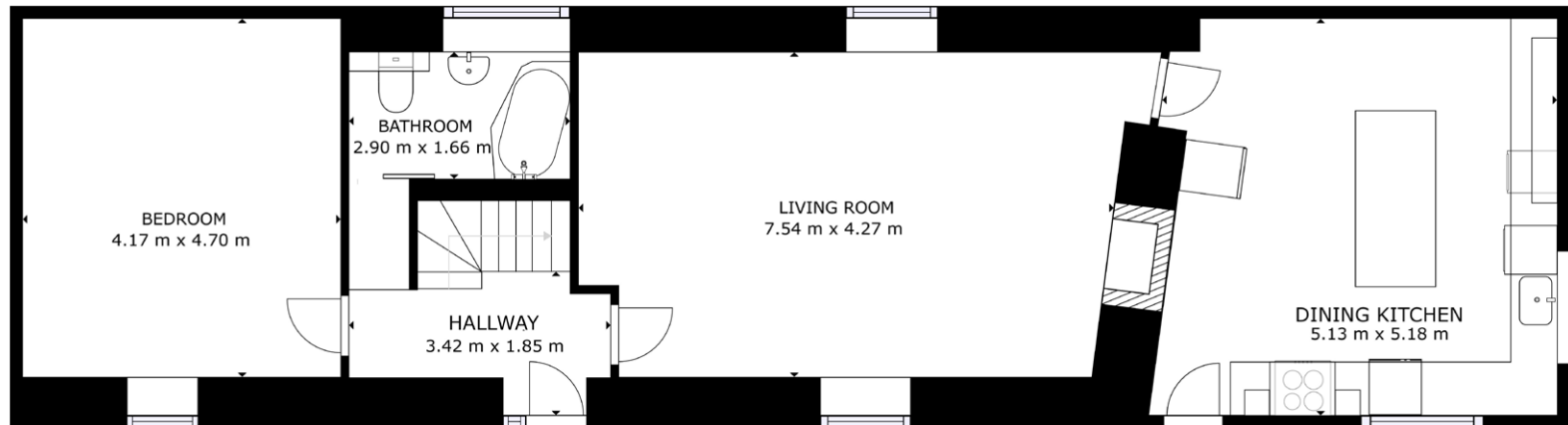
SOLICITORS

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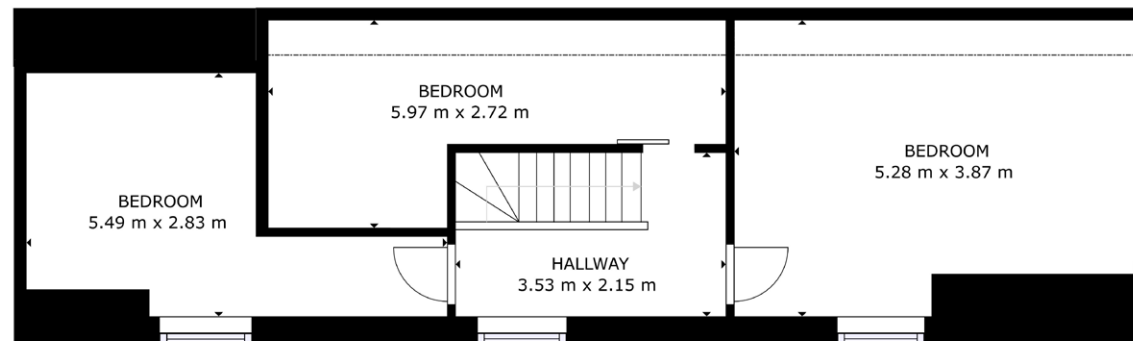




(CALDWELL) SPRINGFIED, BALBLAIR IV7 8LE



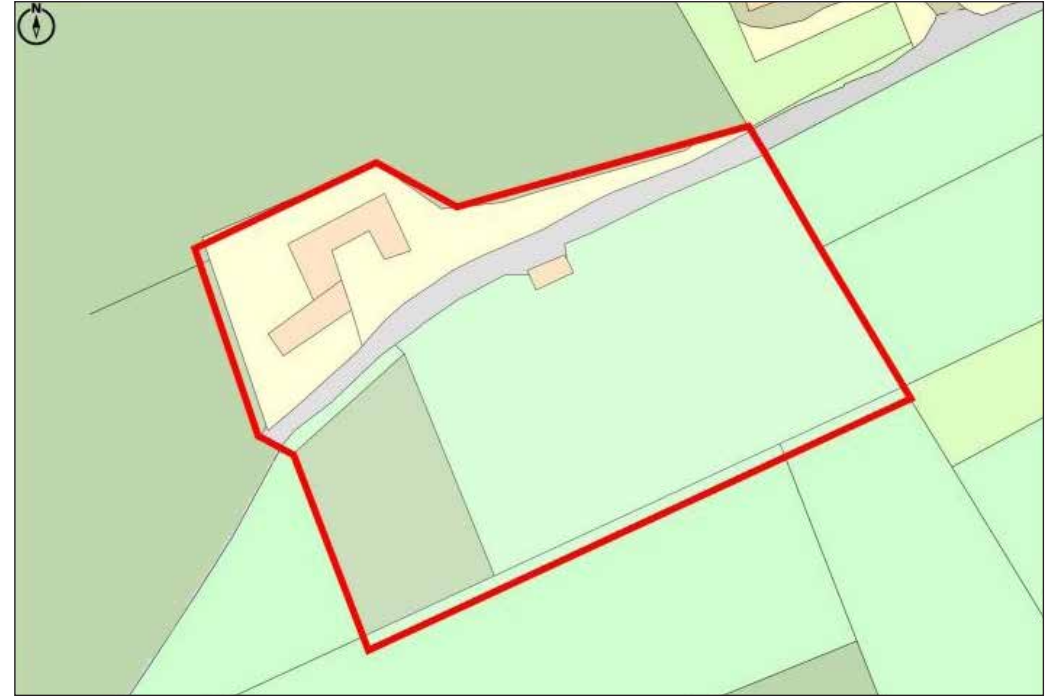
GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
FLOOR 1: 104.61 m², FLOOR 2: 51.34 m²
REDUCE HEADROOM: 5.14 m²
TOTAL: 155.95 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



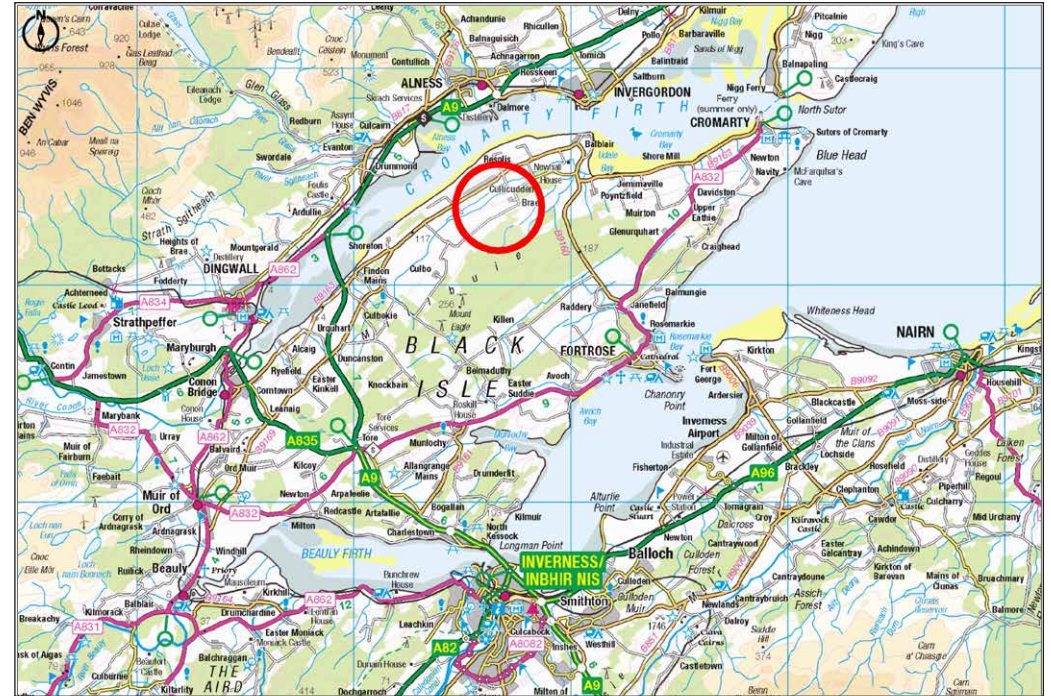
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2025.





Galbraith



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