









# Kessock House

NORTH KESSOCK, INVERNESS

Inverness 5 Miles, Inverness Airport: 11 Miles (All distances are approximate)

An elegant family home of considerable character with stunning arts and crafts influences and spectacular southerly views across the Beaully Firth.

## Accommodation

**Ground Floor:** Reception Hall, Drawing Room, Dining Room, Library, Sun Room, Kitchen, Utility Room, Cloakroom and Cellar.

**First Floor:** Master Bedroom with en-suite Bathroom, four further Bedrooms, and Family Bathroom.

**Second Floor:** Suite with Bedroom 6, Sitting/Games Room and Shower Room.

About 0.92 acres (0.37 hectares)









## Situation

Kessock House lies 5 miles from Inverness city centre and is well served by this modern and vibrant city with its excellent and varied facilities, including its new Marina and Airport with regular flights to the south and summer flights to Europe. Just a short distance from the city centre is the beautiful, peaceful and unspoilt countryside for which the Highlands are so famous. To the west are dramatic mountains and a stunning coastline while to the east the fertile land is bounded by wide sandy beaches and rugged moorland. This stunning landscape provides wonderful opportunities for sport and leisure including Sailing, Mountain Climbing Walking, Riding, Skiing and Cycling. For the keen golfer there are Championship Golf Courses at Royal Dornoch, Nairn, Spey Valley and the Castle Stuart Golf Links. There is Salmon Fishing on the Rivers Nairn, Findhorn and Spey with Shooting and Stalking available to rent on local Estates.

Inverness is very much the commercial and business centre of the Highlands of Scotland and is a growing city due to the quality of life enjoyed by the inhabitants and those relocating to the city. The Airport provides a variety of domestic and European flights whilst the city also has excellent public transport links with good bus and rail connections.

## General Description

Kessock House is a strikingly attractive family home with unique features nestling above the village of North Kessock and commanding exceptional views of the Beaully Firth and the rolling hills south of Inverness, the capital of the Highlands.

Kessock House is accessed by a drive with electric gates which leads to a gravel sweep at the east of the house. The front door is approached via a covered terrace beneath the wrought iron and timber veranda that sweeps round the house at first floor level.

The original Victorian house was built in circa 1860 and, at the start of the 20th Century, a substantial extension was added including the large, first floor veranda with exceptional views and turrets. The arts and crafts features continue inside the house making Kessock a warm and welcoming home. The renovations substantially enlarged Kessock and a relatively modest home became a landmark house. A major refurbishment some 20 years ago sympathetically updated the accommodation and introduced modern facilities and comforts as well as redesigning the many Victorian back areas to form a kitchen befitting a house of this quality. The most recent addition of a large, stunning sun room completes a home of the highest calibre.

The arched ecclesiastical styled front door opens to double wooden doors with stained glass panels and on to the spacious wood panelled reception hall with its stone open fireplace, seating areas and the feature staircase with the backdrop of magnificent stained glass windows. The drawing room features a fireplace with original wooden mantel and a turret, from which a French window opens to the terrace. Through a curtained opening from the reception hall lies the warmly decorated formal dining room. The family sitting room and library is located in the heart of the house with doors to both dining room and kitchen and has charming individual features including an unusual fireplace and bay window overlooking the garden and the Beaully Firth.

The kitchen is a large room with an oil fired Aga, supplemented by an electric oven and induction hob, fitted with integrated fridge, freezer and dishwasher and custom fitted floor and wall mounted units. Double doors open to the spectacular sun room, which overlooks the garden as well as the Beaully Firth and beyond providing dolphin watching opportunities. The room has a central rectangular roof lantern, spotlighting, oak flooring and double doors to a large paved terrace, ideal for alfresco dining.







Completing the ground floor accommodation is a utility room with fitted floor and wall mounted units, a ceiling mounted clothes pulley and space for a washing machine and tumble dryer along with a WC and a large storage cupboard which houses the controls for the music system which is wired throughout the ground floor.

At first floor level the master bedroom is bright and spacious with an attractive raised sitting area within the corner turret, fitted wardrobes and a traditional press with safe. The en-suite is fitted with a roll top bath, shower cabinet, wash hand basin within custom built unit and a WC. There is direct access from the master bedroom to the decked veranda, which wraps round the east and south sides of the house. There are four further bedrooms, two of which have doors opening to the superb large veranda with a wrought iron balustrade and views to the south. The family bathroom, with roll top bath with shower over; wash hand basin and WC, lies to the rear of the house.

A delightful suite has been created on the second floor comprising a sitting/games room, double bedroom and a shower room.

There is access from a door in the hall to a staircase leading down to two cellars, one of which is substantial and houses the oil fired central heating boiler and the hot water cylinder.

Kessock House has full central heating including underfloor heating in the sun room. A monitored security system is fitted. All public rooms on the ground floor are wired to a central music system from which they can be independently controlled.

## Outbuildings

To the rear of the house is a traditional range of stone and slate lean-to buildings which have a paved terrace in front of them. The buildings are currently divided into a log store, two dry stores, a gardener's WC and a large general store. Subject to the necessary planning consents, the buildings could be adapted to a range of alternative uses.

## Gardens

The gardens are a real feature of Kessock House and provide an appropriate setting for the house. To the south of the drive a lawn, partially flanked by stone walls and mature trees, is currently used

as a grass tennis court. To the south, terraced lawns have stone steps leading to a path down to the village. To the west of the house the large stone terrace gives way to further lawns, flanked by shrub and herbaceous borders and to the north, stone walls create terraces from which to enjoy the views to the Beaulieu Firth. There is lighting throughout the garden.

## General Remarks and Information

### Viewing

Viewing is by strictly appointment with the joint selling agents Rettie & Co 0131 220 4160 and Savills 01738 477525.

### Entry and Possession

Entry and possession will be by mutual arrangement.

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is IV1 3YD.









## Directions

From Inverness head north over the Kessock Bridge on the A9 and take the cut-off signposted North Kessock on the left hand side. At the roundabout, turn left towards the village. Continue down the hill to the Beaulie Firth shoreline and about 400 yards after the North Kessock Hotel, turn left up the hill and on to Old Craigton Road. Follow this road up the hill and round to the left and the entrance gates to Kessock House are on the left hand side.

## Fixtures and Fittings

All fitted carpets, curtains and integrated appliances are included.

## Local Authority

Highland Council  
Glenurquhart Road, Inverness IV3 5NX  
Tel: 01463 702000

## Burdens

Council Tax Band G

## EPC Rating

E

## Services

Mains water, electricity and drainage. Oil fired central heating.

## Solicitors

Urquharts  
16 Heriot Row, Edinburgh EH3 6HR  
Tel: 0131 556 2896

## Offers

Offers should be submitted in Scottish Legal Form to the joint selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH and Savills, 55 York Place, Perth PH2 8EH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

## Internet Websites

This property and other properties offered by Rettie & Co and Savills can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) and [www.savills.com](http://www.savills.com) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk)

## Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

## Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

## Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co and Savills, the joint selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

## Important Notice

Rettie & Co and Savills, their clients and any joint agents give notice that:

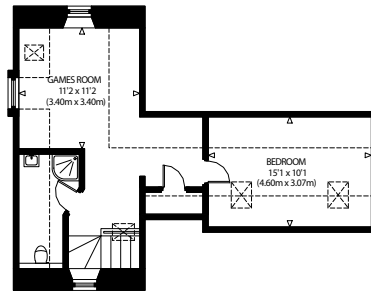
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

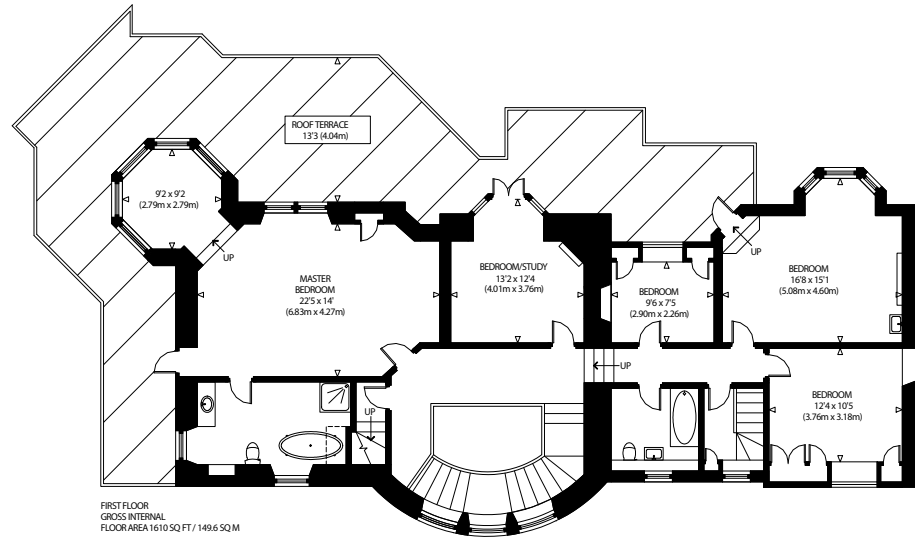
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







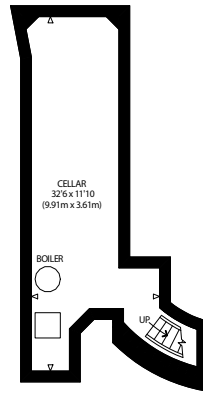
SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 455 SQ FT / 42.3 SQ M



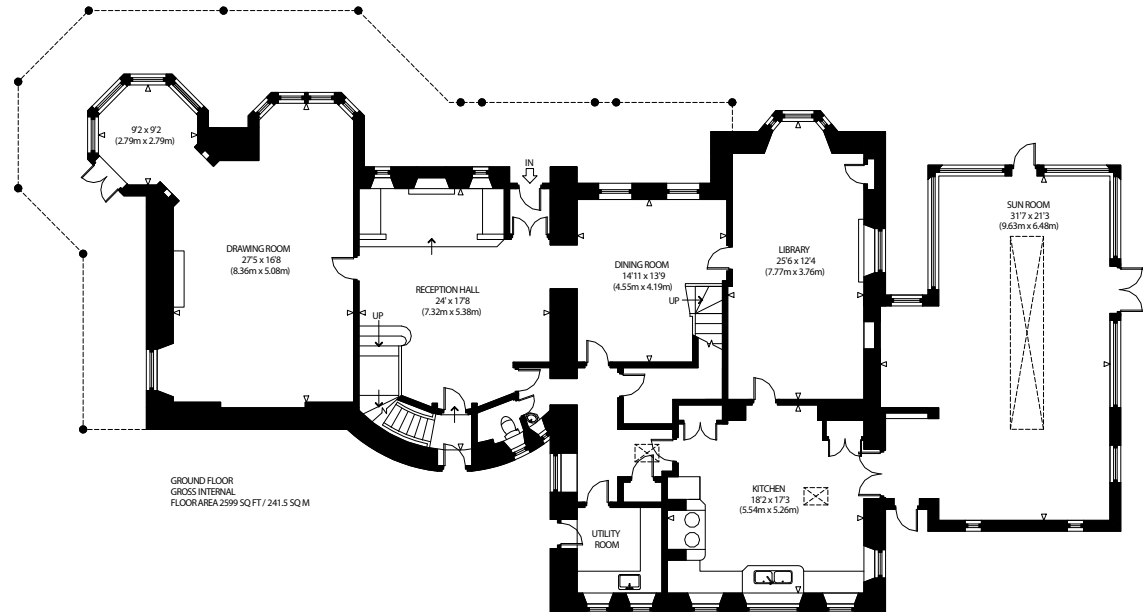
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1610 SQ FT / 149.6 SQ M



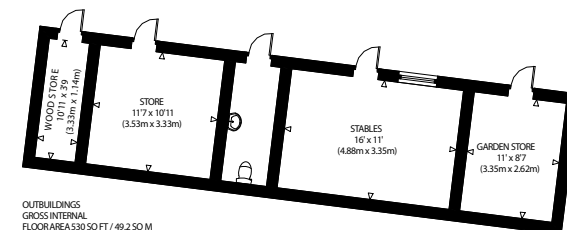
KESSECK HOUSE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 4939 SQ FT / 458.9 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
EXTERNAL OUTBUILDINGS FLOOR AREA 530 SQ FT / 49.2 SQ M  
TOTAL COMBINED FLOOR AREA 5469 SQ FT / 508.1 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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BASEMENT  
GROSS INTERNAL  
FLOOR AREA 275 SQ FT / 25.5 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 2599 SQ FT / 241.5 SQ M



OUTBUILDINGS  
GROSS INTERNAL  
FLOOR AREA 530 SQ FT / 49.2 SQ M

Joint Selling Agents



**Rettie & Co**  
11 Wemyss Place  
Edinburgh  
EH3 6DH  
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