

JUNIPER HOUSE, STRATHRUSDALE,
ARDROSS IV17 0YQ



This modern architect designed property is situated in a spectacular rural location in Strathrusdale, Ardross approx. 15 mins drive from the town of Alness. The property has been designed to provide spacious accommodation and to maximise the open views over surrounding countryside. Situated in 53 acres of ground with fishings in the River Blackwater, the property provides an impressive family home or country retreat.

Alness is a small attractive town with all amenities and has won the highly prestigious Britain in Bloom Competition on several occasions. It offers a good

range of services including shops, hotels and primary and secondary schools. The town has bus and rail links to north and south. Inverness is approximately 26 miles distant.

DIRECTIONS:

Follow the B9176 to Ardross, turn left at the signpost to Strathrusdale. Continue along this road until Old School House, turn left onto the public road which crosses the River Blackwater then take the first turning on the left through a farm gate and along the access road which leads to the property



JUNIPER HOUSE, STRATHRUSDALE

DESCRIPTION:

Ground floor : lounge, dining area, snooker room, downstairs sun room, fitted kitchen, utility room, shower room and cloakroom. An added attraction is the indoor swimming pool.

First floor:- master bedroom with en-suite bathroom, two additional double bedrooms and a family bathroom. There is a fourth bedroom which has previously been used as a study and a spacious upper sitting room and sun room which could be adapted to a number of uses.

Outside there is a mainly natural garden with a variety of rare plants and botanic specimens and two ponds. The grounds are bounded on one side by the River Blackwater which provides trout fishing.

Accommodation

GROUND FLOOR:

ENTRANCE HALL:

With beech flooring and feature timber stair to the first floor. An archway leads to the



LOUNGE (6.49m x 7.86m approx)

A spacious room, open plan to the dining area. Natural stone fireplace with multi-fuel stove which provides hot water and central heating in conjunction with an oil fired boiler.

Steps from the Lounge lead up to the



DINING AREA: (4.7m x 5.80m approx)



SNOOKER ROOM: (6.57m x 3.47m approx.)

Reinforced floor to bear the weight of the $\frac{3}{4}$ size snooker table which is included in the sale. French doors lead to



DOWNSTAIRS SUN ROOM: 4.8m x 2.93m approx)

Patio doors to the garden.

Storage cupboard housing central heating boiler.

Storage cupboard with environmental controls for the swimming pool.

SWIMMING POOL:

A most attractive addition to the property with large windows on two sides and wood lined ceiling. The pool measures 25 ft x 13 ft (7.6 m x 4.0 m).



SHOWER ROOM:

Conveniently located close to the swimming pool. Shower, wash-hand basin and w.c.

KITCHEN: (5.5m x 6.5m at widest)

With fitted cupboards and units. Stanley oil-fired appliance for cooking, CH and HW. Spacious Dining Area.



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UTILITY ROOM.

With fitted sink and cupboards. Plumbed for washing machine.

CLOAKROOM

With WC and wash hand basin

FIRST FLOOR:

Large walk-in storage cupboard.

BEDROOM 3: (3.25m x 4.2m approx.at widest)

L-shaped room.

Shelved airing cupboard

MASTER BEDROOM: (6.59m x 4.18m approx.)

Windows on three sides. Fitted wardrobe and fitted shelved cupboard.



En Suite bathroom:

Corner bath, shower cubicle, w.c., wash hand basin and bidet. Fully tiled walls.



FAMILY BATHROOM:

Bath, shower cubicle, wash-hand basin, bidet and w.c. Fully tiled walls.



BEDROOM 2: (4.19m x 4.12m approx.)

2 fitted cupboards, one shelved and the other with hanging rail.

UPPER SITTING ROOM: (6.67m x 4.48m approx.)

A spacious room which could be adapted to a number of uses. Fitted carpet. Archways to

UPPER SUN ROOM: (6.67m x 5.14m approx.)



BEDROOM 4/STUDY: (6.6m x 7.04m approx.)

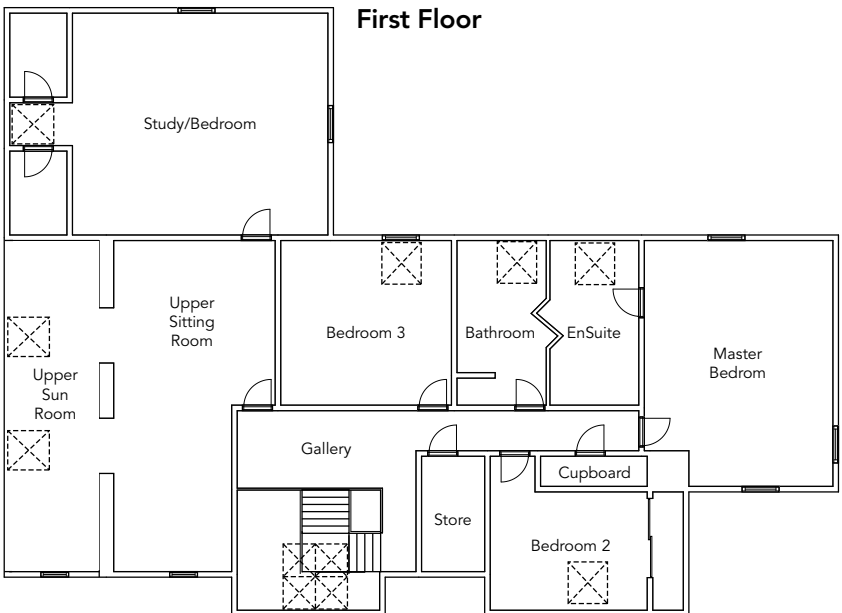
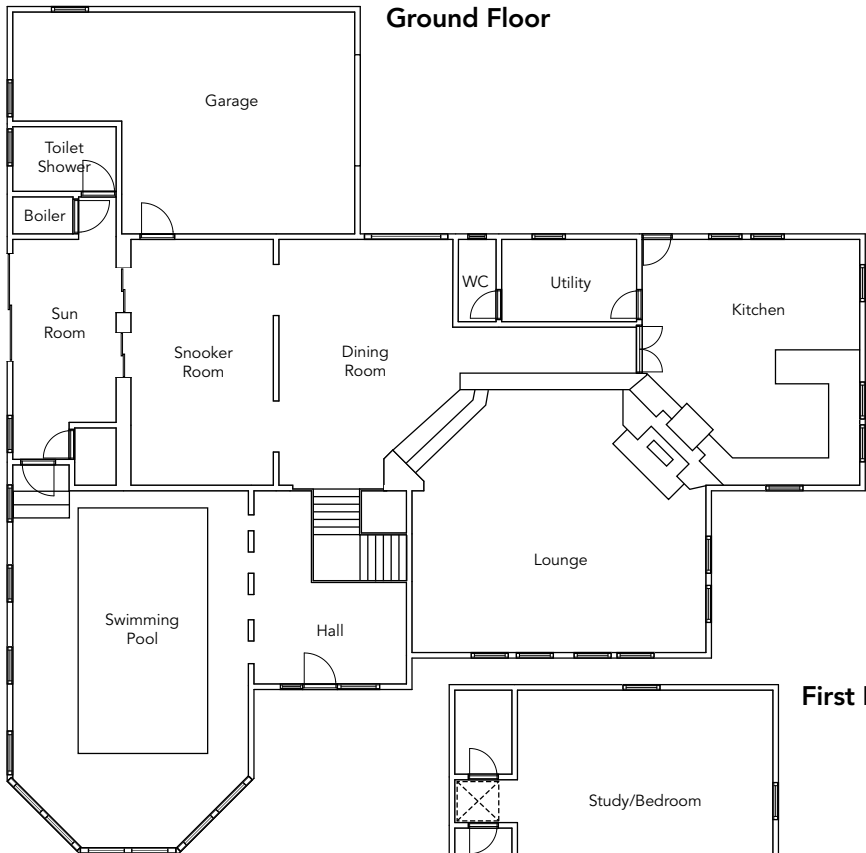
A large room which was previously used as a Study/Library but would be suitable for use as a bedroom and is sufficiently large to be converted to form two Bedrooms.

GARAGE

With light & power.

OUTSIDE

The property is surrounded by a mainly natural garden, hosting a rich diversity of plants, insects, birds and other wildlife. Two large ponds provide additional benefits.



Not to scale. Illustrative only.

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**SERVICES:**

Mains electricity. Satellite broadband. Private water supply and septic tank drainage system.

PRICE:

Guide price £575,000

ENTRY:

Immediate entry can be given.

HOME REPORT:

Visit www.packdetails.com ref: HP248449

Postcode: IV17 0YQ or contact Selling Agents.

**VIEWING:**

Strictly through the Selling Agents.

All offers in the usual Scottish legal form should be submitted to:-

Wilsons,
Solicitors & Estate Agents
107 High Street, Invergordon
Tel: (01349) 852131

Ref: JBW

The Property Misdescriptions Act 1991

These particulars are for guidance only and whilst all care has been taken in their preparation, they are not, and are not intended to form part of a contract of purchase. Measurements have been checked ultra-sonically and should therefore be regarded as illustrative only.

