

THE CHURCH OF SCOTLAND

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The Manse,
Corry Road, Muir of Ord,
Ross-Shire, IV6 7TL

Property

Grand five-bedroom house set in extensive garden grounds in the Highland village of Muir of Ord.

This former manse comprises a two storey detached dwelling house with single storey rear lean-to projection and offers a flexible, family home.

With spacious rooms sizes throughout, the property benefits from double glazing and excellent storage space, including a pantry and utility room.

The property requires some modernisation but is in excellent condition and presents a wonderful opportunity to purchase in a charming location.

Accommodation

The accommodation comprises:

Ground Floor: Entrance vestibule, inner hall and stairway, lounge, sitting room, dining room, toilet, kitchen with breakfast area and pantry store off and rear vestibule/utility room.

First Floor: Landing, five bedrooms and family bathroom.

Gross Internal Floor Area: 213.5 m²

Council Tax Band- F

EPC Rating- E

Garden Grounds

The manse is situated in impressive grounds to the front, side and rear. The front garden opens to a large stone driveway leading to a detached single car garage. There is also an area laid to lawn, surrounded by bushes and shrubbery.

The main garden area is located to the side of the property and is enclosed by trees and shrubbery, offering a wonderful family space.

Conditions of Sale

The area of garden ground to the side of the property will be subject to a development clawback condition whereby if development takes place on the Glebe within 25 years, the sellers will be entitled to a share of 50% of the increase in value.

Local Area

Muir of Ord is located approx.15 miles from Inverness and 6 miles from Dingwall. The village offers shops, a Post Office, doctors surgery and hotels, with an 18 hole golf course available on the outskirts of the village. The Glen Ord Distillery Visitor Centre is also within easy reach and open all year round and offering guided tours and sampling.

Primary school children can attend Tarradale Primary in the village, with secondary schooling available in Dingwall. A commuter train travels to Inverness and Dingwall giving easy access to the wider facilities and amenities.





Viewing Arrangements

By appointment with The Church of Scotland Law Department on 0131 240 2263.

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor, to:-

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

Church of Scotland Law Department
121 George Street
Edinburgh EH2 4YN
Telephone 0131 240 2263 Fax 0131 240 2246
Email: properties@churchofscotland.org.uk

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The Church of Scotland-Scottish Charity No SC011353

The sellers do not bind themselves to accept the highest or any of the offers they receive.