

# The Farmhouse

EASTER DRUMMOND, WHITEBRIDGE, HIGHLAND, IV2 6UP



*A charming three-bedroom detached home, nestled amid expansive grounds including a 3-acre field, with a gorgeous backdrop and ground-level solar panels*



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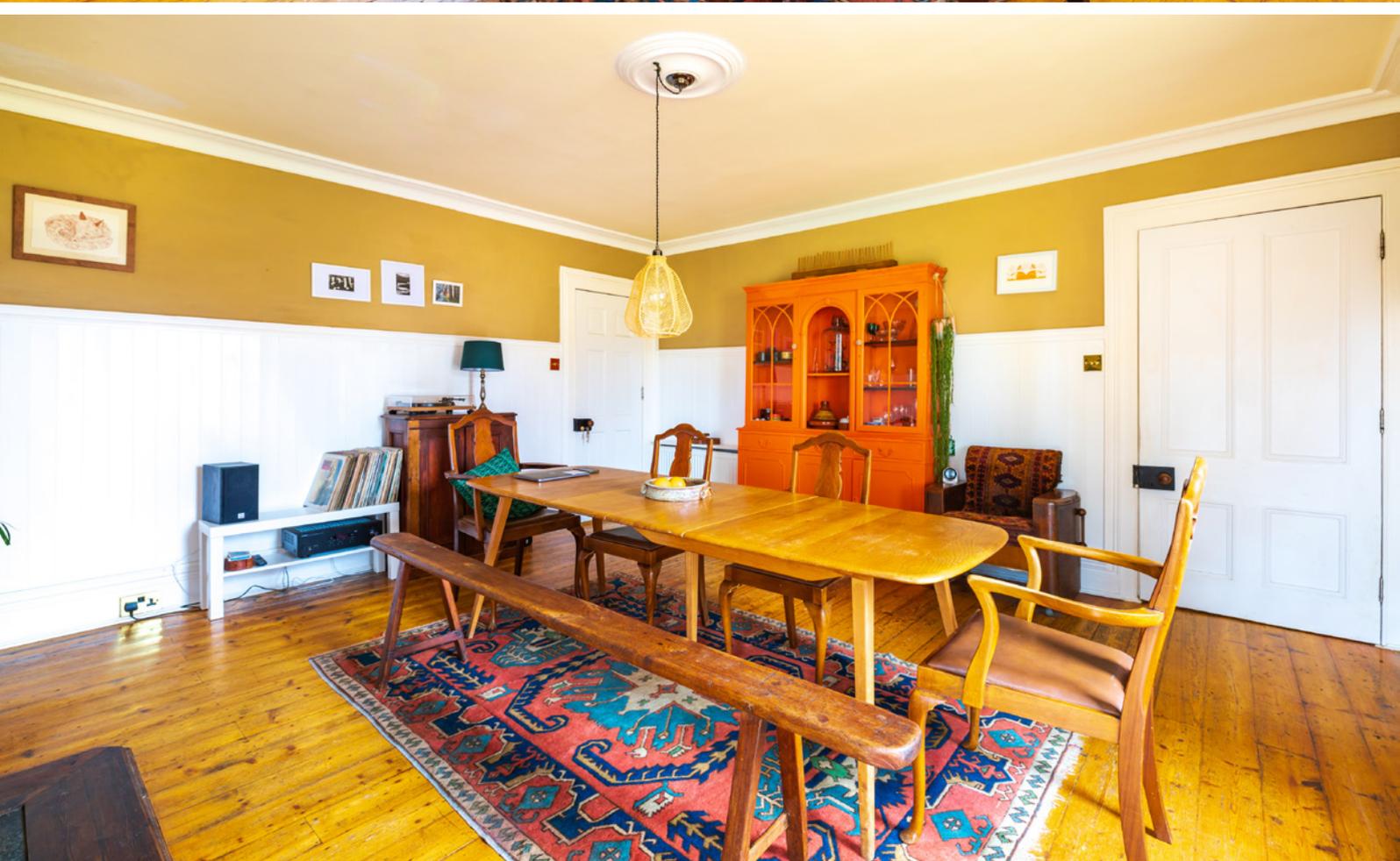
Welcome to The Farmhouse, a charming three-bedroom detached property nestled amidst expansive grounds on the outskirts of Whitebridge, just twenty-five miles southwest of Inverness.

# THE LOUNGE



Step into the heart of comfort and warmth within this delightful abode. The ground floor greets you with a cosy lounge, featuring a wood-burning stove perfect for chilly Highland evenings. Entertain in style in the large dining room, boasting a captivating feature fireplace and another inviting wood-burning stove.

# THE DINING ROOM



# THE KITCHEN

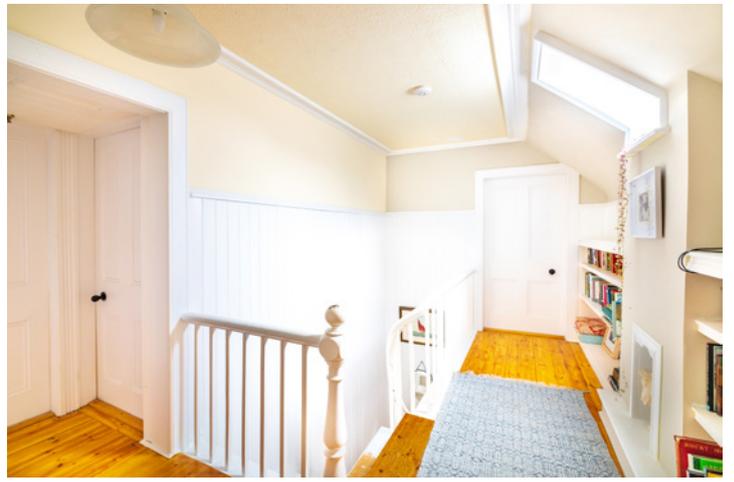
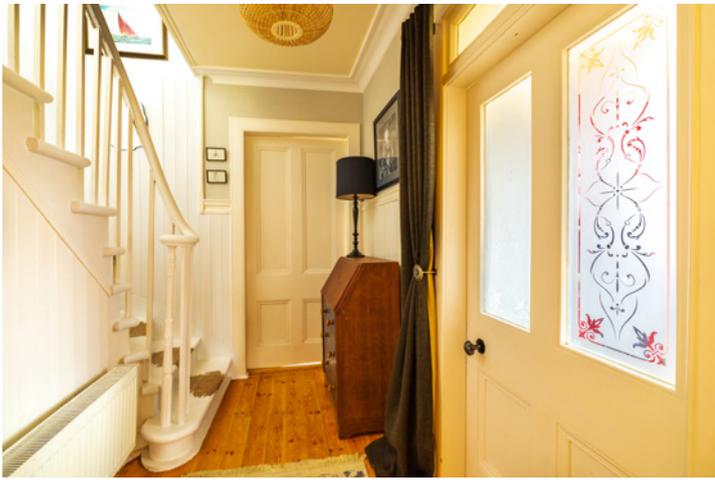


The kitchen is situated at the rear of the property and offers a bright and airy space for culinary endeavours. Completing the ground floor is a convenient utility area with a pantry cupboard, as well as an office space ideal for remote work or creative pursuits.



# THE OFFICE





Ascend to the first floor to discover three spacious double bedrooms, one of which boasts a walk-in wardrobe for added convenience. A family shower room completes the upper level, providing comfort and functionality for all residents.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



Outside, the property is surrounded by a 3-acre field and extensive mature landscaped grounds with fruit trees and bushes, offering ample space for outdoor enjoyment and relaxation. This former farmhouse, with a rich history dating back approximately 150 years, exudes character and charm at every turn. Convenient parking is provided with an adjoining parking area accommodating up to six vehicles.

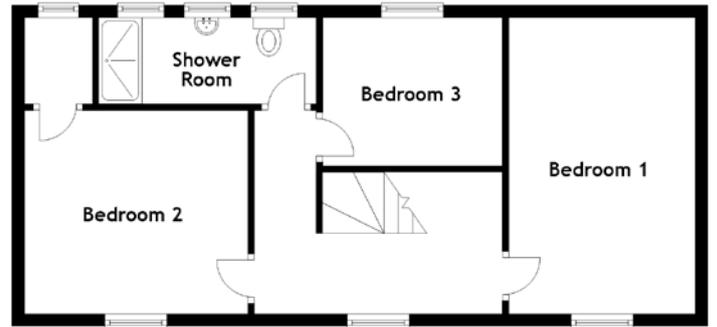
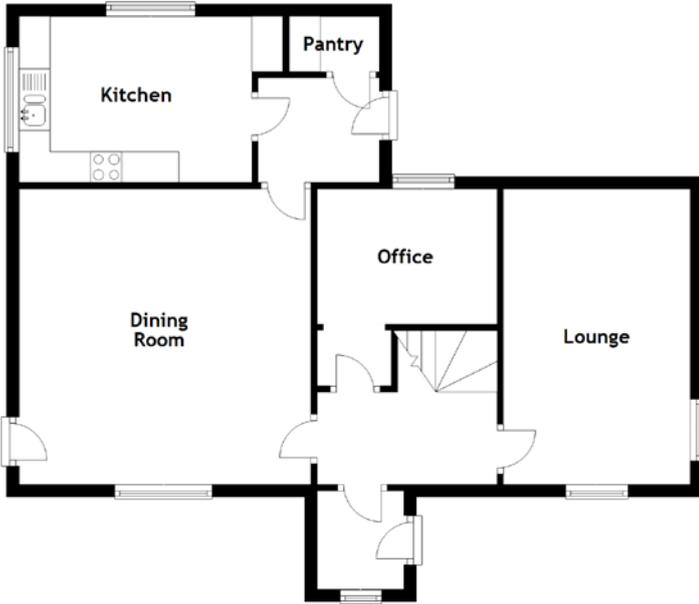
Benefiting from gas central heating, ground-level solar panels and a private water supply, The Farmhouse seamlessly blends modern comfort with timeless elegance, offering a truly idyllic retreat in the heart of the Highlands.

## EXTERNALS & VIEW





# FLOOR PLAN, DIMENSIONS & MAP

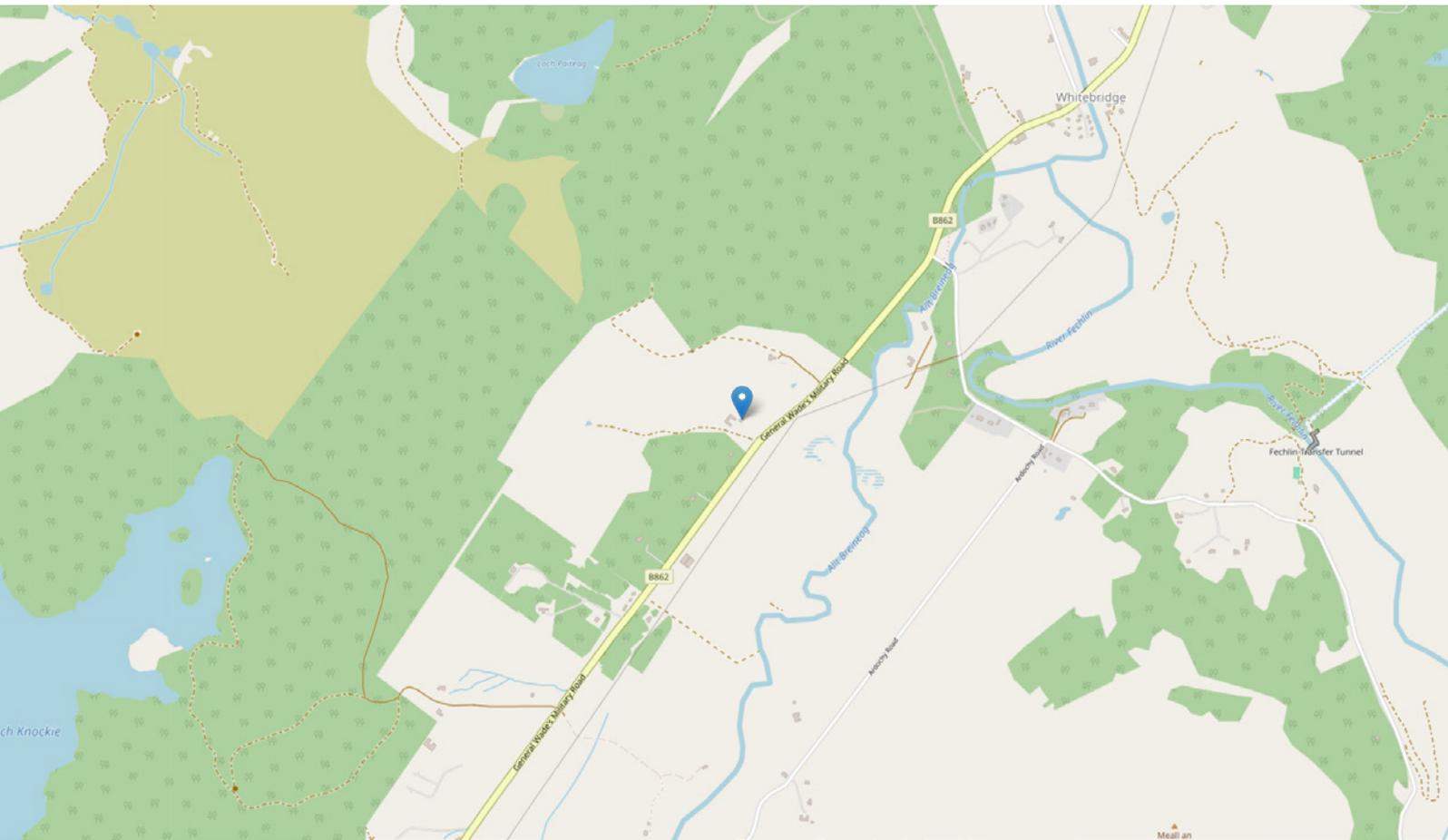


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.00m (9'10")
Dining Room	4.80m (15'9") x 4.70m (15'5")
Kitchen	3.90m (12'10") x 2.70m (8'10")
Office	2.90m (9'6") x 2.20m (7'3")

Bedroom 1	4.80m (15'9") x 3.00m (9'10")
Bedroom 2	3.60m (11'10") x 3.30m (10'10")
Bedroom 3	2.90m (9'6") x 2.40m (7'11")
Shower Room	3.50m (11'6") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 143m<sup>2</sup>  
EPC Rating: E



# THE LOCATION

Discover the idyllic charm of The Farmhouse at Easter Drummond, nestled in the serene hamlet of Whitebridge. Surrounded by breathtaking natural beauty, this picturesque setting offers a tranquil retreat while providing convenient access to essential amenities and popular attractions. Just a stone's throw away, Whitebridge presents an award-winning cosy hotel boasting inviting bar facilities including an attractive pitch-pine panelled bar with a welcoming wood-burning stove and an adjacent area for dining, perfect for socialising and relaxation. For added convenience, additional amenities await in the nearby village of Foyers, a mere 3 miles distant. Here, you'll find a welcoming general store, a quaint café serving up local delights, a reliable Post Office, and a convenient health centre.





For those seeking a bit more excitement, venture approximately 7.5 miles to the vibrant tourist destination of Fort Augustus. Here, a diverse array of facilities awaits, including a well-appointed supermarket, essential banking services, inviting hotels, delectable dining options, and a selection of unique retail outlets.

Immerse yourself in the plethora of outdoor pursuits available in the surrounding area, from invigorating hill walking to serene fishing excursions and leisurely rounds of golf. Delve into the rich history and iconic landmarks nearby, including the historic Urquhart Castle, the majestic Caledonian Canal, and the legendary waters of Loch Ness, rumoured to be home to the elusive Loch Ness Monster. Angling enthusiasts will delight in the exceptional fishing opportunities offered by the nearby rivers and lochs, renowned as some of the best in the Highlands.

For a taste of city life and further amenities, the bustling business and commercial hub of Inverness awaits, approximately 25 miles away. Here, extensive shopping options, diverse leisure activities, and vibrant entertainment scenes await, alongside excellent road, rail, and air links to destinations both north and south.



  
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