

THE MEADOWS, AULDEARN, NAIRN IV12 5JZ

Offers over £450,000



The Meadows is a rare lifestyle opportunity combining a charming traditional cottage with 3 spacious holiday chalets in a wonderfully private semi-rural setting.

R&R Urquhart LLP



Set within approx. 1.7 acre plot on the edge of Auldearn, and just two miles from the seaside town of Nairn, The Meadows offers a wonderful home with space, tranquillity and excellent income potential.

This beautifully presented traditional two-bedroom cottage comes with three spacious one-bedroom holiday chalets, a greenhouse, a boiler house, a double carport with EV charger, and ample additional gravel parking.

The property enjoys exceptional privacy, a long tarmac driveway creating an impressive approach, and wonderful outdoor space with established lawns and garden areas. The extensive front lawn is delightfully maintained by a robotic auto mower (Gnasher !) which is included in the sale.

The cottage itself is warm, inviting and thoughtfully designed for modern living.

A practical boot room and utility area with excellent storage lead into a cloakroom with WC and wash hand basin.

The open-plan kitchen and dining room is a standout feature, fitted with attractive cream units, oak worktops, a combination oven, a conventional oven, dishwasher, full-height fridge and freezer, electric hob and a central island that makes an ideal focal point for family gatherings.

The layout flows beautifully through to a comfortable lounge with its feature fireplace and cast iron electric stove, and then into a sunroom which faces south and opens onto the garden and patio. Also on the ground floor, lies a generous double bedroom with excellent storage and a well-appointed en-suite shower room.

Upstairs, a further double bedroom with views over the grounds, is complemented by another stylish shower room and a walk-in wardrobe, creating an excellent private retreat on the first floor.



The three holiday chalets are of an impressive size, and finished to a high standard offering all the expected comforts of a home-from-home, with modern kitchens and bathrooms, separate living areas, parking, and modern heating systems, ensuring all one's needs are met whilst on holiday. Their versatility opens possibilities for continued holiday letting, supported by strong evidence of regular and repeat custom, or for use as multi-generational living accommodation.

CCTV is also installed for your added reassurance.

An exciting additional benefit is the planning permission already in place to extend the cottage to four bedrooms. Full details can be viewed on the Highland Council website under reference 24/01674/FUL, and plans are available to view through the selling agents. There may also be potential for an additional development site within the grounds, subject to planning.

With its combination of tranquillity, space, income potential and beautifully presented accommodation, The Meadows is an exceptional property offering a truly unique lifestyle in a desirable location.





Extras Included

Fitted floor coverings, blinds, curtains, white goods, greenhouse, shed. Chalet furniture by separate negotiation.

Heating	Oil fired central heating in main house, modern electric heaters in chalets.
Double Glazing	uPVC
Council Tax	Band F
EPC Rating	Band E
Gas	None
Electricity	Mains
Water	Mains
Drainage	Septic tank



The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor. Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.