

Private Hire



NEWHALL MAINS

Newhall Mains Balblair, By, Dingwall IV7 8LQ

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WELCOME



The Estate

Originally built in 1830 as a working farm, Newhall Mains has been in our family's hands for over three generations. Like many of the 'mains' buildings — a Scottish term historically used to refer to the main structures of a farm — across Easter Ross which sadly fell into disrepair over the years, this once-abandoned area of our estate became a rustic, history-steeped setting for us to lovingly restore and refine.

Calling on Highland-based craftsmen to resurrect the 'mains' using traditional materials such as stone, lime render, lead, and slate, the buildings which once housed agricultural workers, machinery, and livestock have been thoughtfully reimaged as a family-run hotel on the Cromarty coast. Our five individually decorated cottages and four double bedroom suites sleep up to 28 guests across 14 bedrooms, and the converted barn now seats up to 35 guests for intimate feasts in the Black Isle.

Soaring ceilings and full-height windows framing views of Ben Wyvis and our livestock-grazed grounds create a relaxed ambience for any event you might have in mind, while our light-flooded spaces are a photographer's dream to capture your special day or products on display. From whisky launches to weddings, 'big' birthdays to brand shoots, and everything in between, our spacious steading, courtyard, and private airfield make an idyllic setting for special occasions.



Exclusive Hire

Newhall Mains can be exclusively hired for a minimum of two nights, with a non-refundable 25% deposit at the time of booking. As a small, family-run farm, we kindly ask for full payment to be made three months before the date of stay. Prices available on request.

TO SLEEP: 26 GUESTS
(DOUBLE OCCUPANCY)

TO DINE: 35 GUESTS





Accomodation

Our cottages open directly onto a central courtyard (which doubles as a summer croquet lawn), creating a convivial atmosphere while acting as a handy outdoor overspill space for events. The interiors have been handpicked for each cottage to bring the natural beauty of the Scottish Highlands inside, with wood-burning fireplaces, deep soaking tubs, fully-equipped kitchens, and underfloor heating throughout. Our suites are on the cosier side, dressed in natural wool blankets spun from our own sheep.

AT A GLANCE

(x4) Teeny Fraser Rooms

(x2) Two Bedroom Cottages

(x2) One Bedroom Cottages

(x1) Three Bedroom Cottage



Teeny Fraser Rooms

Just the right amount of snug, bed down in the Scottish countryside with a tasteful touch of tartan, striking headboards, and thoughtfully curated artwork.

Sleeps two

30-40M²

Double king-sized bed

En-suite bathroom

Bramley amenities

Seating area with coffee table

Nespresso coffee machine

Free WiFi



One Bedroom Cottage: Majestic Suite

The calming hues of sky-blue and slate-grey of this split-level, one-bedroom cottage draw inspiration from the Cromarty coast. The beautifully wallpapered living room downstairs overlooks our Jacob sheep-grazed fields and walled garden, and there's a wood-panelled bathtub upstairs made for unwinding.

Sleeps two

100M² over two floors

Super king-sized bed

Dressing room and study

Large bathroom with a walk-in shower, bathtub, and underfloor heating

Bramley amenities

Living room with log burner

Fully-equipped kitchen

Dishwasher, washing machine and dryer

Courtyard access

Smart TV

Free WiFi



One Bedroom Cottage: Divine Suite

Delicately decorated in a powder-pink and cream palette with floral wallpaper, there's a storybook feel to our split-level, one-bedroom cottage. Behind elegant drapes in the upstairs master bedroom, there's a freestanding bathtub for luxurious soaks. Downstairs, the drawing room is warmed by a log-burning fireplace, and the fully-equipped kitchen and dining area open directly onto the courtyard.

Sleeps two

90M² over two floors

Super king-sized bed

Bramley amenities

Large en-suite bathroom with underfloor heating

Smart TV

Drawing room with log burner

Fully-equipped kitchen

Courtyard access

Dishwasher, washing machine and dryer

Louis XVI-style dressing room with chaise longue

Free WiFi



Two Bedroom Cottages: Cosy Family Cottage, Charming Family Cottage

Furnished to feel like a lived-in, luxurious country house, these two-bedroom cottages overlook our airfield and the slopes of Ben Wyvis. Comfortably sleeping up to four guests, our Cosy Family Cottage shares a spacious family bathroom, and our Charming Family Cottage comes with individual en-suites.

Sleeps four

100M² over two floors

Two bedrooms (two king-size doubles, or one king-size double and twin)

Bramley amenities

Large bathroom with a walk-in shower, bathtub, and underfloor heating (or two en-suite bathrooms)

Drawing room with log burner

Fully-equipped kitchen

Dishwasher, washing machine and dryer

Courtyard access

Smart TV

Free WiFi



Three Bedroom Cottage: Grand Family Cottage

Converted from the estate's 18th century coach house, this standalone, three-bedroom cottage offers elevated farmhouse living and far-reaching countryside views. Red Gates is our largest stay, inviting guests to settle in, snuggle down, and linger a little longer in the Highlands.

Sleeps six

160M² over two floors

Three bedrooms (two king-size doubles, one twin)

Bramley amenities

Large bathroom with a walk-in shower, bathtub, and underfloor heating (with an additional en-suite for the master bedroom)

Living room with log burner

Fully-equipped kitchen

Dishwasher, washing machine and dryer

Private furnished terrace

Boot room

Study

Smart TV

Free WiFi





Dining

RESTAURANT

The Highlands' bountiful larder supplies our seasonal set menu, showcasing Scottish ingredients which have been farmed, fished and foraged from the Black Isle and (not too far) beyond. Our former barn is a flexible space which seats up to 35 guests across either long, banquet-style tables or individual tables in the configuration of your choice.

ROOM SERVICE

Cosy suppers and fireside drinks can be enjoyed from the comfort of your cottage during kitchen hours. Simply chat with our reception and our chef-prepared hampers, dinner menu, and mixologist-made cocktails will be delivered to your door.

BAR

Gather around our Ginza-style bar to sip your way through our well-stocked whisky selection from premium Highland labels to Japanese single malts. Whisky tastings and cocktail masterclasses can be organised for groups, and seating flows into our library.





Dining

COURTYARD

It's always a sign of having a good time when parties spill out into our courtyard, which has a beautifully-kept lawn at its centre, and is flanked by fire-pits and cheerfully-patterned parasols. Classic cuts from our farm are slow-cooked over our Argentinian asado grill, and our wood-fired outdoor pizza oven is a crowd-pleasing option for more casual, alfresco affairs. For sit-down lunches and dinners, our outdoor stretch tent offers ample protection from the Scottish elements.

PICNIC HAMPERS

Filled to the brim with seasonal Scottish produce, beautifully packaged sandwiches, and an assortment of sweet and savoury treats, our picnic hampers can be pre-ordered to take on your Highland excursions—or simply be enjoyed in a quiet corner of our estate.





Activites

AIR

Your reservation guarantees private access to our airfield, where light aircraft from our friends at Highland Aviation take to the skies, gliding over the Isle of Skye, Cairngorms, Loch Ness, or the West Coast.

Our vintage Beechcraft Bonanza (nicknamed Bessy) is also waiting in the wings for VIP transfers, arrivals by air, and short scenic flights.

LAND

Battlefield visits

Castle tours

Clay pigeon shooting

Cycling
(with complimentary e-bikes)

Golf

SEA

Charter our wildlife-watching RIB for a chance to spot bottlenose dolphins, sea birds, and seals from the water. Less frequent sightings might include the shy harbour porpoise, pilot whale, and basking shark. We can also organise visits to remote beaches only accessible by boat for toes-in-sand picnics and seafood barbecues.

Guided walks

Meet our Highland cows

Mini Highland games

Sauna and cold plunge pool
(in the field below Red Gates)

Whisky tastings





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