

New House, Rosehall, Altass, By Lairg, Sutherland IV27 4EU

Offers Over £250,000





Superb opportunity to purchase a detached 1½ storey property on an elevated position in approximately an acre of ground. New House has outstanding tree-framed views over the Kyle of Sutherland to Cul Mor, Cul Beag and Ben More Assynt. Accommodation: Entrance Vestibule, Hall, Kitchen/Living/Dining Room, Utility Room, 4 Bedrooms, Shower Room and Bathroom. Double glazed with an open fire. Large garden with a variety of bird and wildlife. A private driveway leads to the property. Detached garage and parking for a number of vehicles. This property offers the potential for tranquil country living in a peaceful rural area, only 25 miles from Tain and within commuting distance of Inverness. Close to forest walks, mountains and rivers for those who enjoy outdoor pursuits. New House requires some renovation and upgrading.

The property is situated in a rural location 5 miles from the Falls of Shin and benefits from the facilities of Bonar Bridge which is approximately 8 miles away. Close to Rosehall Primary School and Secondary Schooling in Golspie. Bonar Bridge has a golf course, Hospital and a variety of shops. All further facilities are found in the nearby town of Tain including Tesco, Lidl and Asda Supermarkets. Altass is an area of immense natural beauty popular with hill walkers, mountaineers, bird watchers and generally those who enjoy outdoor pursuits such as fishing and the like. The Highland capital of Inverness is approximately 47 miles away.



Entrance Vestibule: 3.30m x 0.93m

Entered via a wooden door with panel. Electric meter and fuse box. Open doorway to the hall.

Hall:

Spacious hall providing access to all the ground floor accommodation.

Kitchen/Living/Dining Room: 6.18m x 5.83m

Bright double aspect room with 3 window to the rear and 3 windows to the front with far-reaching views. Open fireplace with tiled hearth. Open-plan to the dining area which is open to the kitchen. The kitchen area has floor mounted units, work top and a 1½ sink/drain.

Utility Room: 2.10m x 2.09m

Utility room with wall-mounted cupboards. Window and glazed external Upvc door with cat flap.

Bedroom 1: 4.04m x 2.83m

Bright room with two windows to the front with views.

Shower Room: 2.49m x 2.12m

Light shower room with window to the rear. WC, wash hand basin and shower with Mira shower. Vanity mirror and Dimplex fan heater.

Bedroom 2: 3.26m x 2.64m

Second ground floor bedroom. Window to the rear.

Open-tread wooden stairs lead to the spacious upper landing which provides access to two further bedrooms and the bathroom. Access hatch to the attic. Two Velux windows to the front. Space for a desk. Large storage cupboard.

Bedroom 3: 4.00m x 3.50m

Bright room with two Velux windows to the front with far-reaching views to the hills. Space for a wardrobe and hot water tank.





Bedroom 4: 4.00m x 4.24m

Spacious room with two Velux windows overlooking the front to the mountains beyond.

Bathroom: 3.03m (w) x 1.75m

With Velux window to the rear. Bathroom suite comprising WC, wash hand basin and bath.

Garage: 5.53m x 4.47m (doorway: 2.35m)

Large detached block-built garage with up-and-over door. Concrete floor.

External:

The property sits on an extensive plot with a track curving up to the house. Gravel parking for a number of cars. External lighting.

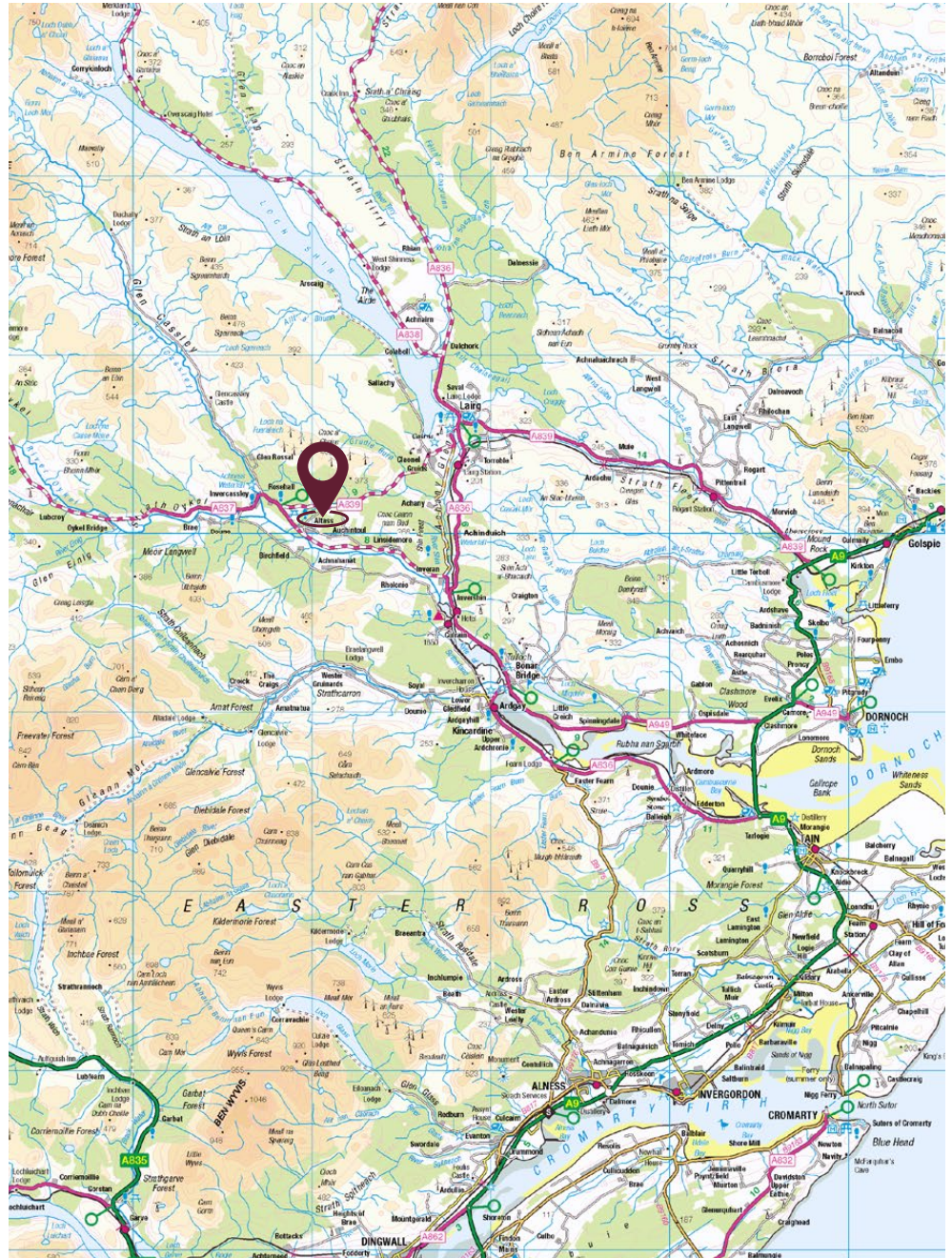
Directions:

From the A9 follow the signs to Bonar Bridge. At Bonar Bridge follow the signs to Lairg. About 3 miles north of Bonar Bridge take the turn to the left signposted for Lochinver and Falls of Shin. Continue left on a single track road towards Lochinver for 4 miles. After the two turn-offs to Linside, the road to Altass is the next on the right. Continue up this road and the track for New House is on the right hand side approximately 2 miles along this road, watch out for peacocks.

Viewing:

Please contact The Selling Agents.

EPC Rating: G



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Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.

