

Culeave Cottage, Ardgay, Sutherland IV24 3BP

Offers Over £280,000





Extended croft house in a picturesque setting close to the River Carron. Accommodation comprises: Sun Room, Hall, Living/Dining Room, Kitchen/Diner, Utility Room, 4 Bedrooms, Bathroom and WC. Double glazed and Oil fired central heating with solid fuel Rayburn also heating the water. Culeave Cottage sits in a generous enclosed garden of approx. 0.8 acres. A gated driveway leads to the property and provides parking for a number of vehicles. Integral garage and separate detached garage. Greenhouse. This property would suit a number of purchasers and viewing is highly recommended.

Culeave Cottage is situated in a tranquil and peaceful setting approx 17 miles from Tain and within commuting distance to Inverness. Primary education is provided in Ardgay (3 miles) with secondary education being provided via school bus in either Tain or Dornoch. A pleasant area situated approximately 12-15 miles from Tain, with Bonar Bridge being 5 miles away. Ardgay and Bonar-Bridge both have community halls and are used regularly by the locals to host a wide range of events. The Inverness to Wick railway line runs through Ardgay and the village has a busy Post Office/Store. Bonar Bridge has a hospital, medical practice and local shops.



Sun Room: 10.24m x 2.42m

Extensive room with recently installed double glazed windows on three sides overlooking the front garden. Entered via a new CR Smith door. Samsung Fridge/Freezer is included. Two Dimplex panel heaters. French doors open to both the living room and the kitchen.

Kitchen/Diner: 4.50m x 3.30m

Fitted kitchen with window to the side and large sill ideal for storage. Wall and floor mounted wooden units with under-unit lighting, display cupboards and shelves. Stainless steel sink/drainer, tile splash back and flooring. Generous marble topped work surfaces. Solid-fuel Rayburn for cooking and also heats the water, the cast iron cooking set is included. Integrated extractor fan, Cannon electric cooker, complimentary marble topped table and bench are all included. Integrated fridge and Neff dishwasher. Ample work surface space. Space for informal dining.

Living/Dining Room: 4.42m (w) x 6.05m (w)

Spacious room with window looking to the side and two sets of French doors to the sun room. Feature wooden beams and dado rail add character to the room. Two shelved alcoves with cupboard storage below. Open fire on a slate hearth with a feature wooden mantel. Space for dining table. Radiator.



Hall:

Provides access to two staircases to the first floor. Large understair cupboard, shelved pantry cupboards and further generous walk-in cupboard provide excellent storage. Skylight and dado rail. Provides access to bathroom, Bed 1 and Utility. Two radiators.

Bedroom 1: 4.23m x 2.69m

Practical ground floor bedroom, previously used as a dining room. Built-in wardrobe with storage above and large understair cupboard. Window to the side. Radiator.

Bathroom: 3.88m x 2.40m (w)

Comprising WC, large bath, separate corner shower cubicle and wash hand basin set in a vanity unit with mirrors, lighting and storage. Bathroom is partially tiled with two windows looking to side garden. Wet wall panelling, cork tiles and wooden panels. Modern spot lighting, radiator and heated towel rail.

Utility Room: 3.81m x 1.69m

Rear hall with fuse box leads from the hall to the utility room. Spacious bright room with patio doors to the rear and window to the side. Complete with extra work surface space, wall and floor mounted units. Shelved store cupboard. Washing machine and tumble dryer are included. Extractor fan. Door opens to the integral garage. Radiator.

WC: 1.78m x 1.03m

Situated off the utility room with WC and wash hand basin. Illuminated mirror. Extractor fan and window to the side.



Landing/Study: 2.81m x 2.61m

Staircase in the hall provides access to first floor. Large landing ideal for use as an office. Window looking out to front with open views. Large cupboard stores the hot water tank. Radiator.

Bedroom 2: 4.50m x 3.26m

Bright room with window to the front. Coombed ceiling adds character without affecting head height. Fitted storage cupboards. Radiator.

Bedroom 3: 4.55m x 3.28m

Further double bedroom with window looking to the front. Built-in storage cupboard. Coombed ceiling. Radiator.

Bedroom 4: 4.43m x 2.84m

A separate staircase, with a Velux and access to the roof space, leads up to bedroom 4. With window looking to the side and open views over neighbouring fields. Built-in cupboards. Coombed ceiling.

Garage: 6.43m x 5.80m

Extensive garage with up-and-over door and windows to front and rear. Concrete floor, power and light. Shelving and additional storage in the rafters. Generous workshop space. The Freezer is included.

Detached Garage:

Detached single garage with concrete floor and up-and-over door. Provides excellent space for a workshop or potential to be converted, subject to planning.

Garden ground:-

Large fully enclosed garden ground of approx. 0.8 acres, ideal for families or buyers with pets. A gated driveway leads to the cottage and both garages providing generous parking.. The garden is divided into various enclosed areas. Sheltered paved patio area ideal for outdoor socializing, vegetable /fruit garden and a secluded area with garden bench tables. Outside lights, tap and washing line. A variety of abundant fruit trees/bushes including apple, crab apple, raspberries, strawberries, blueberries, gooseberries, blackcurrants, redcurrants and rhubarb. Greenhouse, compost bins and coal stores are all included.

Directions

On arrival in Ardgay on the A836 from both Bonar Bridge and Tain take the turning into Church Street heading for Croik, Inveroykel. Go along, passing the local school on your right. The road splits but keep to the right signposted Croick, follow the road over the stone bridge. Then there is a junction right to Carbisdale but follow the road to the left towards Croick Church. Culeave Cottage is found on the right approx. 3 miles along the road from Ardgay.

<https://w3w.co/lamplight.firelight.nervy>

Viewing:

By appointment only. Please contact the Selling Agents.

EPC Rating: F

