

Clarkston House & Paddock, Rockfield Mills, Portmahomack, IV20 1RG

Offers Over £265,000





Deceptively spacious detached property offering generous accommodation with views over the Dornoch Firth to the Sutherland hills beyond. Accommodation comprises: Hall, Living Room, Dining Room, Kitchen/Diner, Utility Room, 3 Bedrooms (1 En-Suite WC) and Bathroom. Situated in a large garden with a separate paddock in land totalling approx. 2.3 acres. The property requires some upgrading and is full of potential. Clarkston House boasts plentiful storage, double glazing and oil fired central heating. There is driveway parking for a number of vehicles, Outbuildings include an extensive workshop/garage, summerhouse, shed and chicken shed. All floor coverings and fitted window blinds are included in the sale. Superb open views.



Clarkston House is situated close to the popular seaside village of Portmahomack which enjoys the lowest rainfall in the Highlands. Portmahomack is an unspoilt fishing village and highly regarded holiday destination, boasting the lowest rainfall in the Highlands. The main street in Portmahomack follows the curve of the sandy beach and is very scenic with beautiful sea views. There is the popular Castle Hotel, renowned Tarbat Golf Club, a primary school and busy Post Office/village shop. The Carnegie Hall Cafe and the Oystercatcher seafood restaurant also provide dining opportunities. The Famous Royal Dornoch Golf Club and Tain Golf Club's historic links course are close by. Local amenities include the Tarbat Discovery Centre, wild swimming, riding, cycling and mountain-biking. Further amenities can be found in nearby Tain including supermarkets, a post office and secondary schooling.



Hall:

Spacious hall entered via a Upvc front door with glazed panel. Large under-stair cupboard and feature wood panelling. A further cupboard stores fuses and the meter. Radiator.

Living Room: 4.55m (to bay)x 4.27m

Bright double aspect room with window to the side and bay window to the front with views across the Dornoch Firth to the Sutherland hills beyond. Two radiators. Multi-fuel stove on a slate hearth with wooden mantel.

Dining Room: 4.55m (to bay) x 3.23m

Second double aspect reception room with window to the side and bay window to the front with open views across the Dornoch Firth. Fitted shelving and storage cupboard and a hatch opens to the kitchen/diner. Radiator.

Kitchen/Diner: 4.70m x 2.73m

Large room with window overlooking the side. Country-style wooden floor and wall mounted units with a dish rack provide good storage. Ample worksurfaces and tiled splashbacks. Stainless steel sink/drain. Hotpoint electric oven, Bosch dishwasher, Smeg fridge and Sony wall-mounted TV are all included. Space for informal dining and hatch to dining room. Internal window and door with glazed panel to the utility room. Radiator.

Utility Room: 2.83m x 2.50m

Practical room with storage units and large double cupboard with shelving and hanging rail. Grants central heating boiler. Philips Whirlpool freezer and Hotpoint washing machine are included. Internal window to kitchen and window to the rear. Upvc door with glazed panel gives external access to the garden.

Bathroom: 3.50m x 1.57m

Fresh and airy room with window to the rear. White suite comprising WC, bath with Mira electric shower over and vanity wash hand basin set in built-in storage. Mirror and shaver light. Radiator and heated towel rail.

Bedroom 1: 3.53m x 2.85m

Ground floor bedroom with window to the rear overlooking the garden. Radiator.

Bedroom 2: 4.71m x 2.84m

Spacious bedroom with window to the rear. Radiator.

Stairs with an open wooden balustrade lead up to the upper landing which gives access to bedroom 3 and the ensuite. Access hatch to the attic. The landing has a large walk-in cupboard (2.92m x 1.60m) with light, access hatch to the eaves, hanging rails and coat hooks providing excellent storage or space for a mini-office.

Bedroom 3: 4.95m x 4.34m (w)

Bright room with Velux windows to the front and rear. Cupboard stores the hot water tank. Radiator.

En-suite WC: 3.13m x 1.91m

Practical room with WC and wash hand basin. Two storage cupboards and access hatch to the eaves. Shaver light and tiled splashback. Radiator.



Garden:

Clarkston House is set in a total of approx. 2.3 acres with a large paddock. Generous driveway capable of parking several vehicles. Large enclosed side garden mainly laid to grass with fruit trees and a feature monkey puzzle. The neat front garden has areas of grass with flower borders. Sheltered rear garden with a paved patio. External tap and light.

Outbuildings:

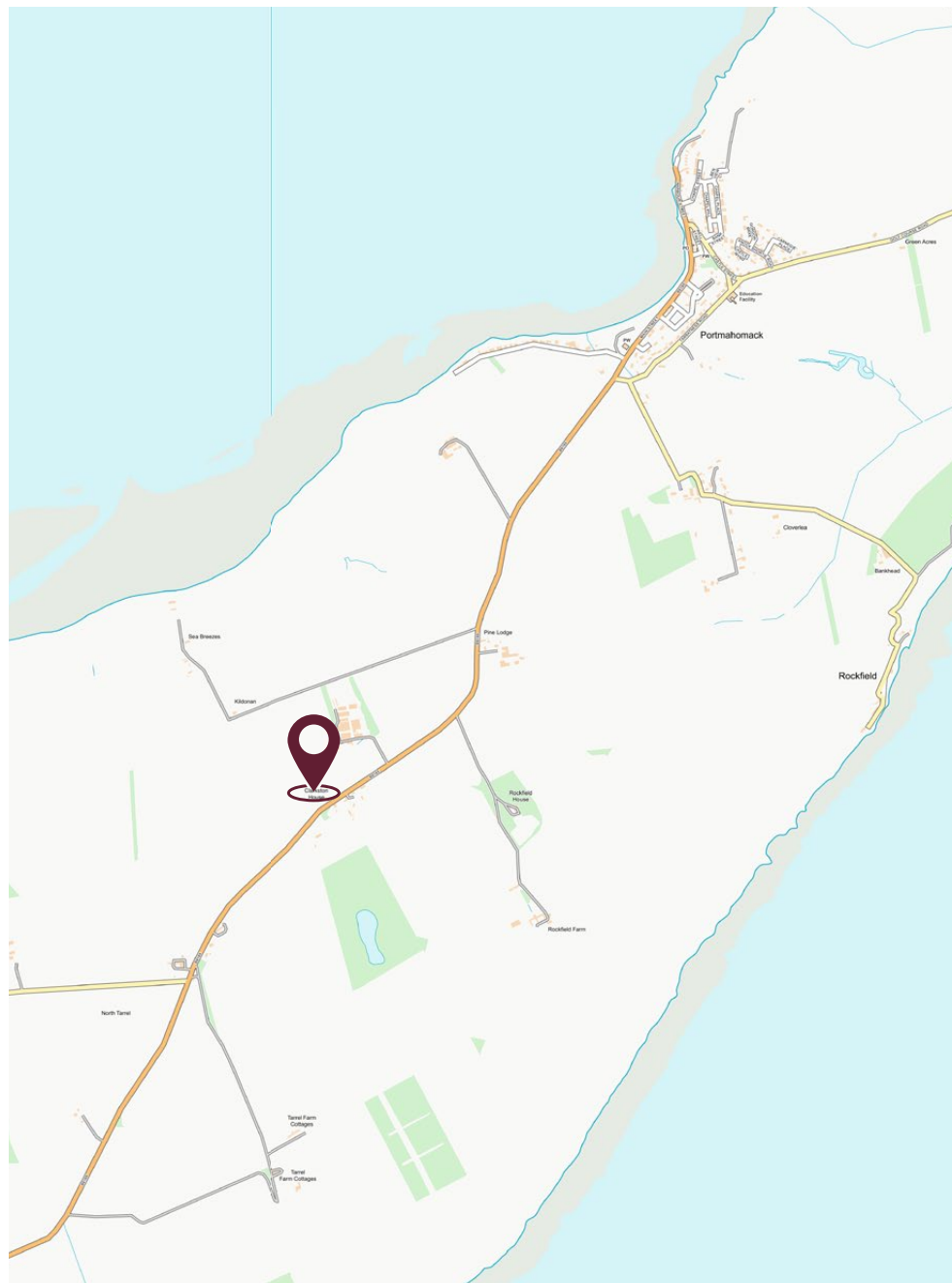
Large converted garage/workshop (11.22m x 5.63m) of brick and cement construction. Wooden summerhouse ideal for outdoor socialising. Timber shed offering garden storage. Wooden chicken shed.

Viewing:

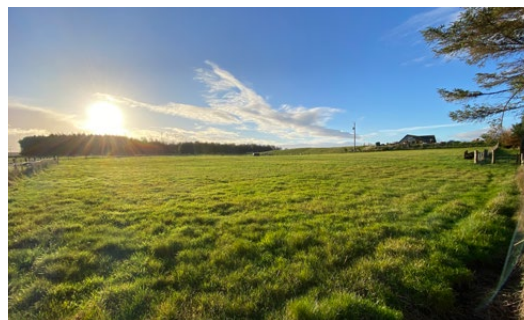
Please contact the Selling Agent.

EPC Rating: D**Location:**

<https://w3w.co/proclaims.survey.lawfully>



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MACKENZIE AND CORMACK
Solicitors, Estate Agents & Notaries Public

16-18 Tower Street, Tain, Ross-shire IV19 1DZ
T: 01862 892046 F: 01862 892715 E: mail@tainlaw.co.uk
www.mackenzieandcormack.co.uk

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