

Kelowna Cottage

EASTER RHELONIE, ARDGAY, HIGHLAND, IV24 3DP



*A CAPTIVATING 4/5 BEDROOM
DETACHED COTTAGE WITH IDYLIC VIEWS*



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Introducing Kelowna Cottage, which is now available at £105,000 below the home report value due to flood damage that has happened recently and so the new price reflects the repairs that would need to be undertaken. The property is a lovely sized 4/5 bedroom detached cottage with idyllic views. Nestled in a tranquil and picturesque setting, Kelowna Cottage offers a truly enchanting countryside lifestyle. This cottage is lot 1 of 2 in an exclusive couple of opportunities available here from the same seller.

The owners are also looking to sell the neighbouring Croft Cottage which includes a prime piece of land, perfect for building your dream dwelling in the future (subject to planning).

This charming 4/5 bedroom detached cottage: Kelowna Cottage boasts a spacious and welcoming interior, thoughtfully designed for comfortable family living. Set against a backdrop of stunning countryside vistas and views across the river, this cottage offers a peaceful escape from the hustle and bustle of city life. Enjoy the beauty of nature from your very own backyard, with captivating views that stretch as far as the eye can see.



THE WELL-DESIGNED ACCOMMODATION CONSISTS OF:

- Entrance porch: A warm and inviting entryway.
- Spacious lounge with fireplace: A cosy retreat to relax and unwind.
- Kitchen with rear views: A culinary haven with inspiring scenery.
- Ground floor family bathroom: Complete with a bath suite and shower overhead.
- Versatile ground floor bedrooms: Three double bedrooms, one of which could be repurposed as a second living area or formal dining room if desired.
- Upstairs bedrooms: Two additional bedrooms, each with ample built-in cupboard space.
- Convenient upstairs bathroom: Serving the first-floor bedrooms with practicality.

The property sits on a generous plot, offering plenty of parking space, two substantial sheds for storage, and a wooden covered storage area.





The Kitchen







Bedroom 1





Bedroom 2



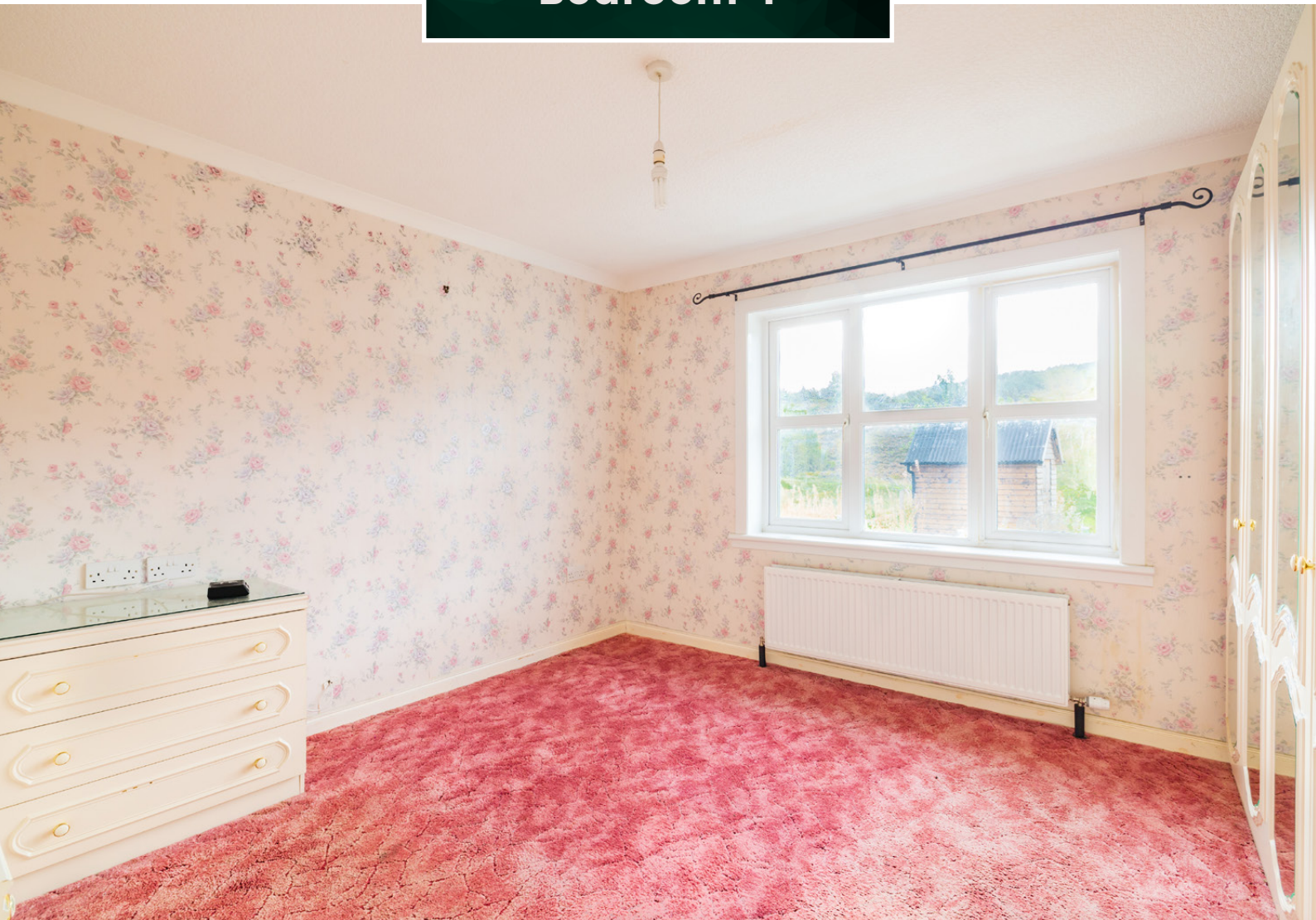


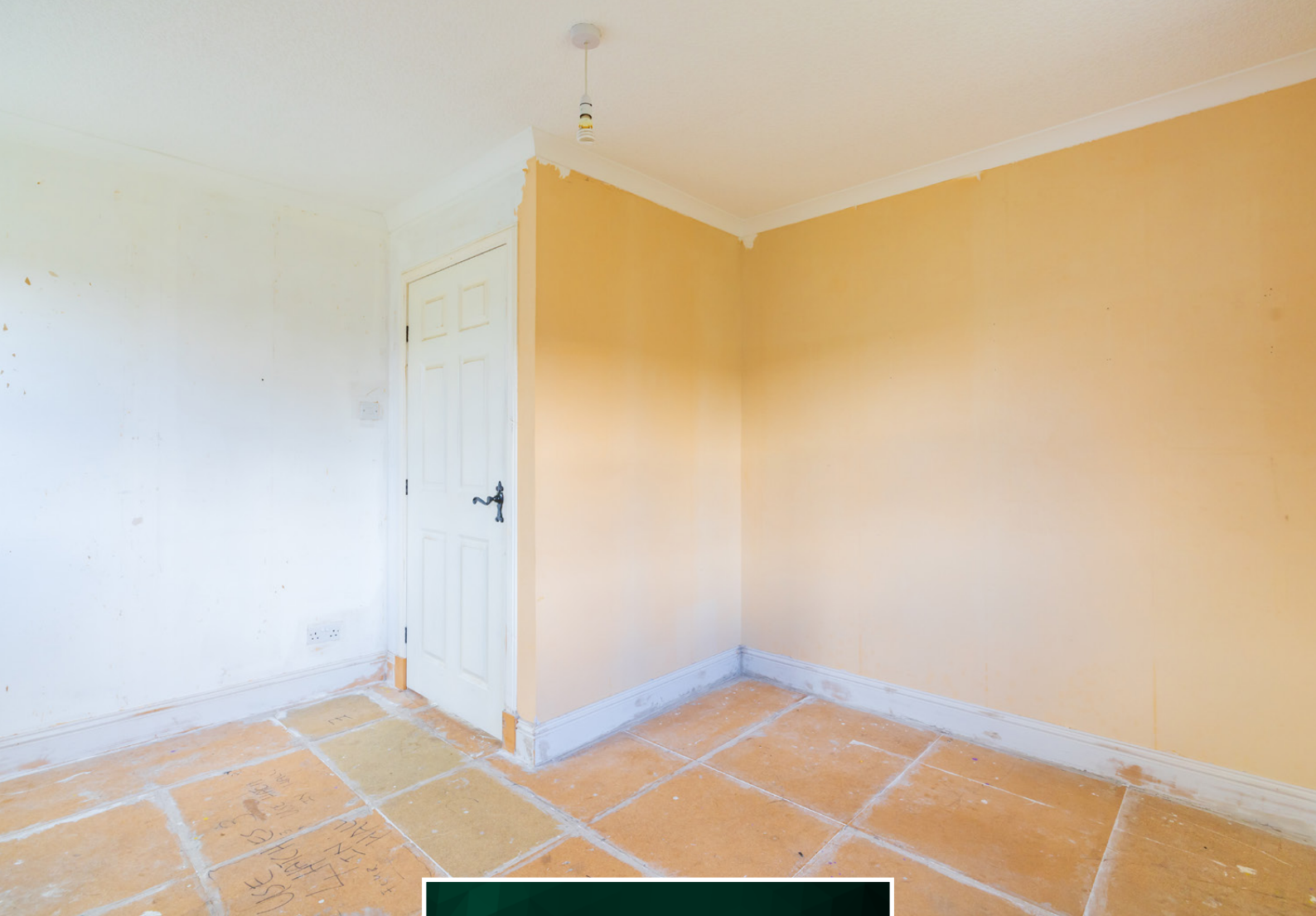
Bedroom 3





Bedroom 4

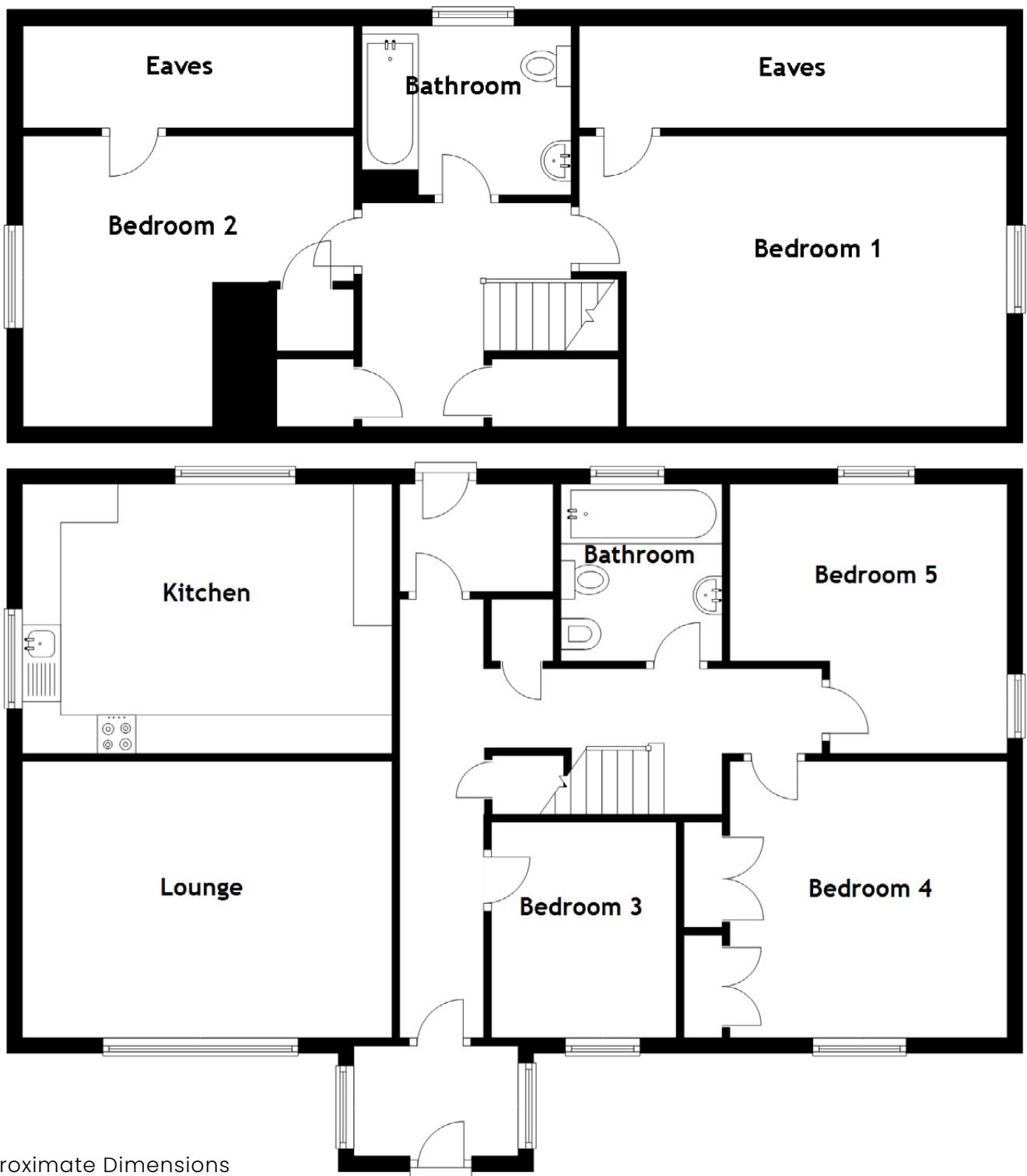




Bedroom 5







Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.60m (11'10")	Bedroom 4	3.60m (11'10") x 3.60m (11'10")
Kitchen	4.80m (15'9") x 3.50m (11'6")	Bedroom 5	3.60m (11'10") x 3.50m (11'6")
Bathroom	2.30m (7'6") x 2.10m (6'10")	Bathroom	2.60m (8'6") x 2.10m (6'10")
Bedroom 1	4.72m (15'6") x 3.60m (11'10")	Gross internal floor area (m ²): 143m ² EPC Rating: D	
Bedroom 2	4.10m (13'5") x 3.60m (11'10")		
Bedroom 3	2.80m (9'2") x 2.40m (7'11")		



The current owners would ideally like to sell Kelowna Cottage, Croft Cottage, and the potential building plot as a comprehensive package deal. "Croft Cottage" is conveniently located just to the left of the entrance driveway to Kelowna Cottage, offering additional options and potential for the discerning buyer.





Nestled in the heart of the Scottish Highlands, Kelowna Cottage is a tranquil escape situated approximately 7 miles from the quaint village of Ardgay. Located 45 miles north of Inverness and 20 miles southwest of Dornoch on the east coast, this property provides access to a world of scenic wonders.

In Ardgay, you'll find a convenient general store catering to daily needs, along with a railway station offering excellent north and southbound connections. For education, primary schooling is available in nearby Rosehall village, while secondary options can be found in Dornoch or Tain, both approximately 20 miles away. These towns also offer a diverse range of amenities, including supermarkets, a Post Office, banks, and various retail outlets.

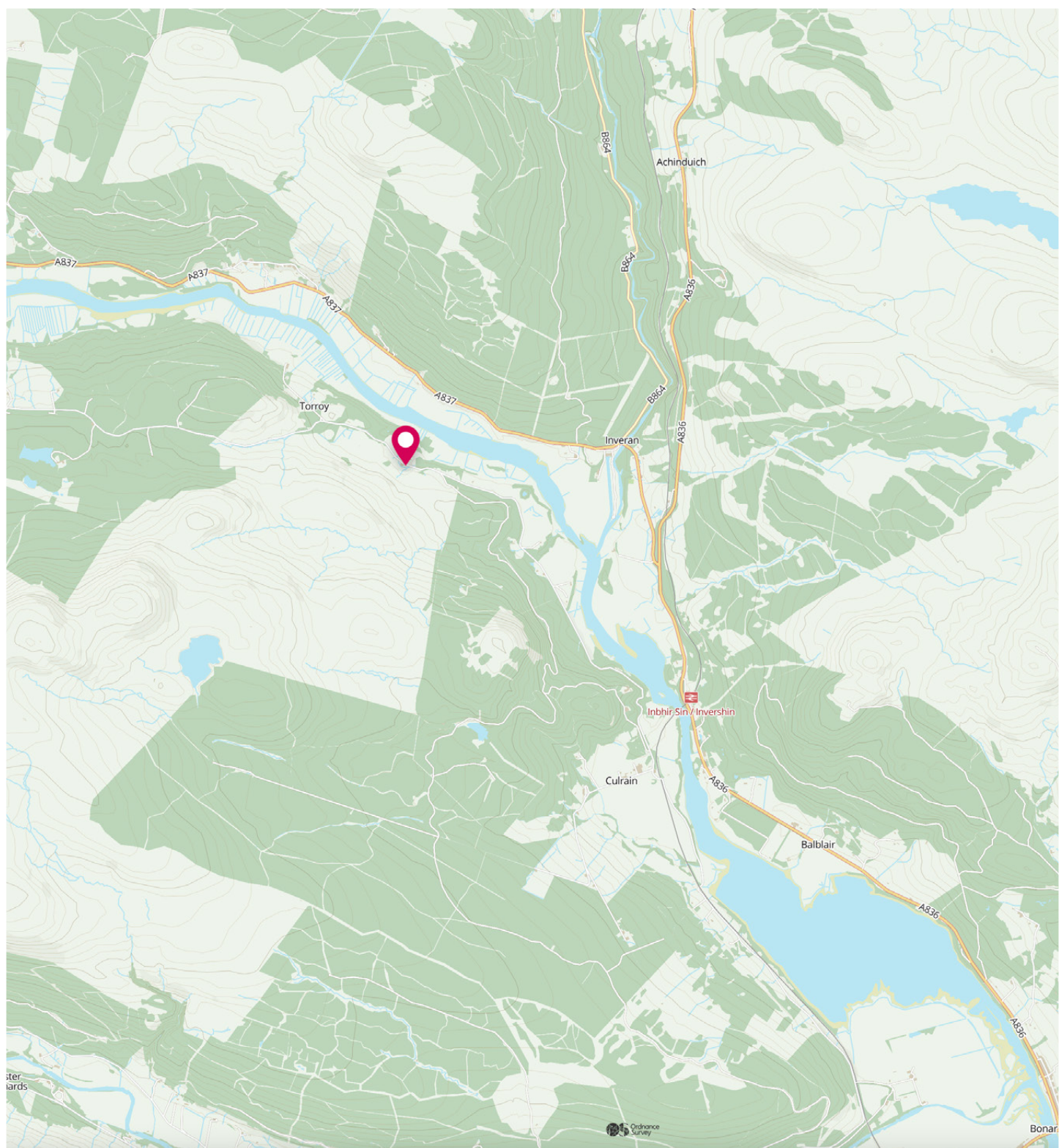
Venture further to Inverness, the bustling commercial hub of the Highlands, which lies just 45 miles away. Here, you can enjoy excellent shopping, leisure, and entertainment facilities, as well as superb road, rail, and air links, including daily flights to London Gatwick and beyond.

The Location



The surrounding area is a highly sought-after tourist destination, celebrated for its picturesque coastline, stunning countryside, and dramatic mountain ranges. Outdoor enthusiasts will find a plethora of activities at their doorstep, including hiking, mountaineering, and cycling. Local attractions include 'Munros' like Ben More Assynt, Ben Armine, and Ben Wyvis, as well as numerous footpaths, woodland trails, and an extensive network of forest tracks. Embrace the rich wildlife and natural history of the region, with opportunities to spot golden and sea eagles, ospreys, otters, pine martens, and red squirrels. Nearby, you can indulge in fishing, sailing, shooting, and visit some of the UK's most stunning beaches.

For golf enthusiasts, there's a choice of courses to suit all levels of ability. Test your skills on the renowned Championship course at Royal Dornoch, enjoy the Carnegie Links at Skibo Castle, or explore Golspie Golf. Additionally, a pleasant 9-hole parkland course awaits at nearby Bonar Bridge. Kelowna Cottage offers access to a world of natural wonders, outdoor adventures, and Highland charm. Whether you seek tranquillity, outdoor exploration, or a picturesque escape, this location has it all.



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