



Ivy Cottage Bettyhill

**Offers over
£210,000**



- 3 Bedrooms
- Traditional build
- Walk in condition
- Detached house
- Detached garage
- Rural location

Situated in the scenic rural setting of Bettyhill, this beautifully presented detached stone house built in the 1820s offers the perfect blend of contemporary style and original character. With three bedrooms, the property is in immaculate, walk-in condition, showcasing tasteful modern décor alongside charming period features.

The property benefits from a prime location just 1/2 mile from the picturesque Farr Beach. Within walking distance of Bettyhill village, residents can enjoy access to local amenities, including a high school, hotel, swimming pool, and more. Situated on the renowned North Coast 500 route, this home provides stunning views of the Scottish Highlands and offers an excellent opportunity to experience the best of rural living combined with modern comforts.

Oil central heating plus a wood burning stove in the lounge. Council tax band C and energy performance rating E. For a Home Report and the 360 tour, please go to our website

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What3Words ///fulfilled.elbowing.little

**Hall 13' 1" x 7' 10" (4m x 2.4m)**

Double solid wooden doors open into an elegant hall that has an original flagstone floor and a wooden staircase winding up to the first floor landing. There are painted panelled doors accessing the lounge, kitchen/diner, WC and under stairs cupboard.

Lounge 14' 1" x 14' 1" (4.3m x 4.3m)

A well proportioned room with a wooden floor, neutral decoration, one exposed stone wall, beamed ceiling and a window overlooking the front of the property that has a window seat. There is a Burley wood burning stove inset a stone surround and sitting on a Caithness stone hearth which makes a cosy focal point.

Kitchen/Diner 14' 1" x 11' 6" (4.3m x 3.5m)

A modern room with a porcelain tiled floor, neutral decoration, beamed ceiling and a large window overlooking the front of the property. There is a contemporary fitted kitchen with floor and wall units, faux wood worktop and matching splashback. There are under cupboard lights and integrated appliances: 2 x AEG electric tower ovens, Lamona dishwasher, AEG induction 4 burner hob and extractor hood. There is space for a table and seating for at least 4 people. A door opens into an under stairs cupboard and a doorway goes into the utility room.

Utility room 10' 2" x 4' 7" (3.1m x 1.4m)

A handy lean-to room that runs along the rear of the kitchen/diner. It has the same flooring as the kitchen, neutral decoration, a Velux window, a window overlooking the side of the property and a solid door to the rear garden. There is a worktop with an inset stainless steel sink/drainage. The room has plumbing for a washing machine, tumble dryer and space for a Liebherr fridge and freezer. (Possible sale under separate negotiation for white items.)

WC 7' 10" x 2' 0" (2.4m x 0.6m)

A useful downstairs WC with a white toilet and pedestal wash hand basin. It has neutral decoration, a frosted window and a red quarry tiled floor.

Landing 13' 1" x 6' 7" (4m x 2m)

A wide, carpeted landing that has a window overlooking the rear of the property which floods the space with natural light. There are doors accessing the 3 bedrooms, bathroom and built in cupboard.

Bathroom 8' 6" x 5' 3" (2.6m x 1.6m)

A stylish bathroom with porcelain floor tiles, neutral decoration, a large frosted window and a wall extractor fan for additional ventilation. There is a white toilet, wash hand basin and bath with a tiled splashback. Above the bath is an electric Mira shower.

Bedroom 1 14' 5" x 11' 6" (4.4m x 3.5m)

A spacious, king sized bedroom that is carpeted, neutrally decorated and has a half vaulted ceiling. Two windows bathe the room with light and have views of the stunning countryside.

Bedroom 2 12' 8" x 10' 2" (3.86m x 3.1m)

A double bedroom that is carpeted, neutrally decorated and has a half vaulted ceiling. There is a window overlooking the side of the property with countryside views.

Bedroom 3 9' 6" x 5' 7" (2.9m x 1.7m)

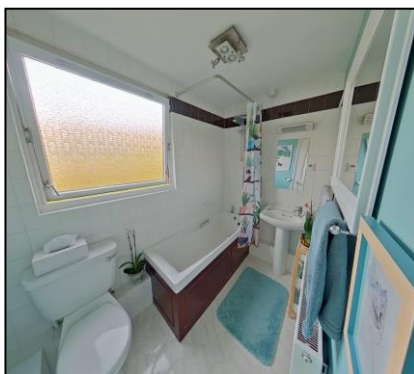
A single bedroom that is currently being used as a study. It is neutrally decorated and carpeted with a window overlooking the front of the property. There is a one person electric sauna which is possible for sale under separate negotiation if required.

Garden

The wraparound garden incorporates a large lawned area, established trees and shrubs, vegetable patch, greenhouse, wooden shed and a driveway to the detached garage.

All carpets, curtains and blinds are included in the sale. For possible separate negotiation are: an infra-red dry sauna, Liebherr fridge and freezer.

Please call Pollard Property on 01847 894141 to arrange a viewing.





Ground Floor



First Floor



Asking Price in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement. **For current tax bandings:** www.saa.gov.uk **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a FREE, no obligation valuation and market appraisal on your property please contact us on 01847 894141.

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