

Ar-Tigh Mains of Forse

**Offers Over
£280,000**



- 2-3 Bedrooms
- 20 acres of croft land
- Stunning views
- Detached house
- 2 Outbuildings
- Chain free

A rare opportunity to acquire a 2–3 bedroom detached house set in the peaceful and picturesque Mains of Forse, enjoying panoramic views over the stunning Caithness coastline and the ancient, 800 year old ruins of Forse Castle. Only 5 minutes walk from the beautiful shoreline.

This charming property offers flexible accommodation, 2 substantial outbuildings, ideal for workshops, storage, or potential development (subject to consent), secure garden and a generous driveway with ample parking. There is also approximately 20 acres of crofted land, perfect for those seeking a rural lifestyle, smallholding, or agricultural pursuits. With its breathtaking setting and wealth of potential, this unique property is perfect for anyone dreaming of life in the Scottish Highlands.

Oil central heating with an additional multi-fuel stove in the lounge and double glazed throughout. Council tax band C and EPC rating E. For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3Words ///gets.snippets.dorms

**Entrance Hall** **7' 3" x 3' 11" (2.2m x 1.2m)**

Enter via a half glazed front door at the side of the property into a neutrally decorated hall with vinyl flooring. There are doors to the lounge, kitchen/diner and glazed doors to the utility room/stairs to the first floor.

Kitchen/Diner **13' 9" x 13' 5" (4.2m x 4.1m)**

A large, well proportioned kitchen/diner that is neutrally decorated and has vinyl flooring. There is a big recessed window overlooking the garden and an archway leads into the sunroom making the room bright and welcoming. There are fitted wall and floor kitchen units in a light wood design with faux grey marble worktop and tiled splashback. It has the following integrated appliances: a 4 burner ceramic electric hob, electric oven and overhead extractor fan. There is space for a fridge and a table with seating for at least 6 people.

Sunroom **13' 5" x 8' 6" (4.1m x 2.6m)**

This charming room features the same flooring and décor as the kitchen/diner, creating a seamless flow throughout the home. A wide recessed window spans the width of the room, framing breathtaking views of the dramatic coastline and the ancient ruins of Forse Castle. An additional side window offers yet more spectacular vistas, filling the space with an abundance of natural daylight.

Utility Room **9' 10" x 7' 7" (3m x 2.3m)**

Accessed from the entrance hall through a glazed door with flanking glass side panels. A large room with plumbing for a washing machine and tumble dryer. There are carpeted stairs going to a first floor landing.

Landing **9' 10" x 5' 11" (3m x 1.8m)**

A carpeted landing with a Velux window, vaulted ceiling and built in cupboards. A door opens into the attic room.

Attic Room **14' 1" x 9' 10" (4.3m x 3m)**

A vaulted ceiling room that could be used as a third bedroom. It has a long dormer window overlooks the Scaraben hills and has built in cupboards underneath; and on the other side of the room is a Velux window. Both windows flood the room with natural daylight.

Lounge **13' 1" x 12' 2" (4m x 3.7m)**

A well proportioned, generous sized room that is carpeted, neutrally decorated and an exposed beamed ceiling. It has doors to the entrance hall and inner hall and a recessed window overlooking garden. There is a multi-fuel stove inset a decorative stone fireplace and on a Caithness stone hearth making a cosy feature to the room.

Hall **15' 1" x 3' 3" (4.6m x 1m)**

A long hall that is carpeted and neutrally decorated. There is a window overlooking the garden and doors to the 2 bedrooms, shower room and lounge.

Shower Room **9' 10" x 7' 7" (3m x 2.3m)**

A spacious, contemporary shower room finished in a neutral décor with vinyl flooring. A recessed frosted window provides both natural light and ventilation. The suite includes a white toilet, pedestal wash hand basin, and a shower cubicle fitted with a mains powered shower. All sanitaryware features sleek wet wall splashbacks, offering a clean, low-maintenance finish. A ceiling hatch accesses the loft space.

Bedroom 1 **12' 10" x 11' 2" (3.9m x 3.4m)**

A spacious, carpeted double bedroom with a recessed window overlooking the garden and the stunning countryside.

Bedroom 2 **9' 10" x 7' 3" (3m x 2.2m)**

A single bedroom that is carpeted and neutrally decorated. It has a recessed window overlooking the garden making it private and flooded with natural daylight.

Barn **28' 7" x 13' 1" (8.7m x 4m)**

A large, traditional stone barn with 2 external doors and roof skylights. It has a Caithness flagstone floor with a mezzanine floor accessed by a ladder.

Workshop **43' 8" x 21' 8" (13.3m x 6.6m)**

A very substantial outbuilding that is currently being used as a workshop. It is block built with a cement floor and a large sliding barn door. There is an electric supply and the roof has skylights.

Garden & land

The property is surrounded by mature gardens to both the front and rear, each featuring expansive lawned areas and well-stocked flower borders. Both gardens are enclosed by a combination of fencing and traditional stone walls, offering privacy while framing uninterrupted views of the sea and surrounding countryside. Gated access leads to a substantial private driveway with ample parking and secure entry from the road. Around the property and directly across the road lie approximately 20 acres of crofted land, offering panoramic views of the dramatic coastline, the atmospheric ruins of Forse Castle, and the majestic Scaraben hills — an ideal setting for those seeking a working croft or a peaceful rural lifestyle.

All carpets are included in the sale.

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





Ground 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.

INTERESTED PARTIES SHOULD NOTE: Particulars have been prepared to give intending purchasers an overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, or facilities are in good working order. Purchasers must satisfy themselves on such matters before purchasing. It should not be taken that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be taken that the property remains as displayed in the photographs. Areas, measurements or distances referred to are given for guidance only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Planning permissions or potential uses such information is given in good faith, purchasers should make their own enquiries into such matters. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Neither these particulars nor any communication by us on behalf of the vendor relative to the property shall form part of any contract unless it is incorporated within a self proving document signed by or on behalf of our client in terms of Section 3 of the Requirements of Writing (Scotland) Act 1995. No representation or warranty in relation to the property is given by us and no person in the employment of Pollard Property or anyone employed by them has any authority to make such representation or warranty. All offers will receive consideration but the sellers do not bind themselves to accept the highest or any offer. The sellers reserve the right to accept any offer at any time regardless of whether or not a closing date for offers has been fixed and without notifying any other interested party of their intention to do so.