

Crakaig Farm Cottage

Crakaig Farm Cottage, Loth, Helmsdale
Sutherland KW8 6HP

Offers Over £200,000

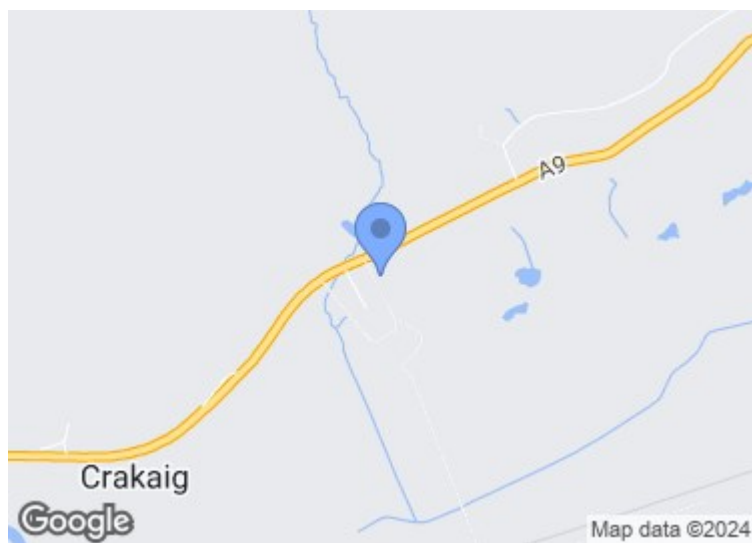
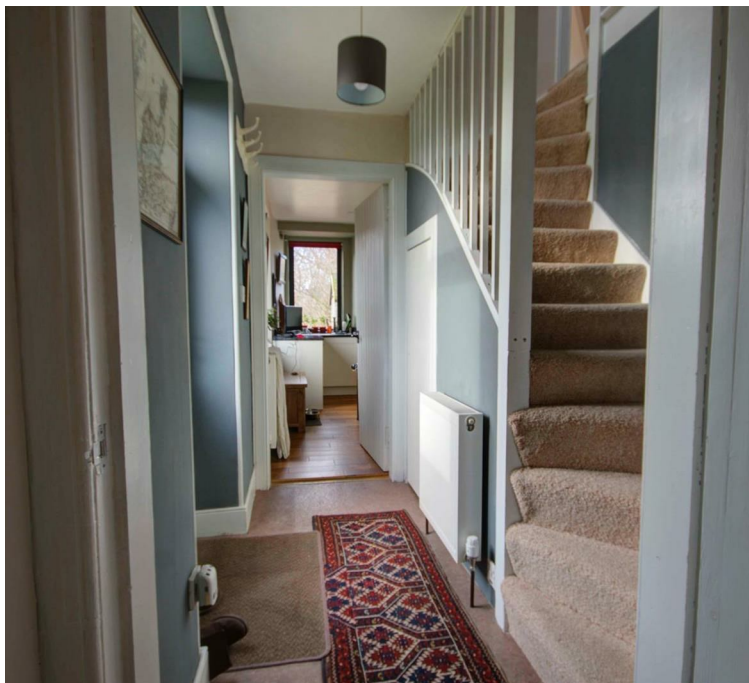


Crakaig Farm Cottage is a traditional stone built cottage set in farmland and has views out to the sea. This two bedroom detached property comprising 2 bedrooms and bathroom on the first floor and sitting room, kitchen dining room, utility, shower room and conservatory on the ground floor.

There is a large garden to the front and extends to the rear. The front garden is laid to lawn with mature trees around the boundary. The rear garden has a driveway and a chicken coup.

The interior has been nicely renovated whilst retaining the character of the property.





- Traditional Stone Built Cottage
- Two Bedroom Detached Property
- Close to the Beach at Crakaig
- Set in Farmland
- Views to the Sea



 Thistle House, Main Street, Golspie, KW10 6TG
 sales@monster-moves.co.uk
 www.monster-moves.co.uk
 Sutherland - 01408 525001
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FRONT HALL

6'2" x 8'2"

The formal entrance to the property is via the front door which can be accessed from the front garden. The living room and kitchen are accessed along with the stairs to the first floor. There is an under stairs cupboard for storage.

LIVING ROOM

13'5" x 12'1"

The living room is cosy and has a neutral decor and fitted carpet. A log burner sits on a Caithness slate hearth and had an oak surround



KITCHEN/DINING ROOM

13'5" x 12'5" (6'10" x 8'2")

This L shaped room lends itself to a kitchen area and dining area. There are dual aspect windows and a cream shaker fitted kitchen comprising an island, base and wall units and black granite worktops. The focal point of the room is the gas range cooker with black high gloss splashbacks. There is an intimate area for the dining table and chairs.



UTILITY ROOM

8'10" x 13'5"

A useful room with utility sink plumbing for a washing machine space for a fridge freezer and storage cupboards, larder cupboard and a traditional clothes pulley.

SHOWER ROOM

4'11" x 5'2"

A modern wet room with electric shower, wall hung wash basin, w/c and black mottled high gloss wetwall throughout



CONSERVATORY

7'10" x 9'10"

The conservatory is set to the rear of the property ideal for coming in from the driveway. The room has exposed stone walls and bench seating around the windows. Central heating radiator.

FIRST FLOOR

The first floor landing is spacious and has access to the two bedrooms and bathroom.

BEDROOM 1

13'5" x 12'1"

A double bedroom with coombed ceiling and fitted mirror wardrobes.



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BEDROOM 2

13'5" x 12'1"

A double bedroom with coombed ceiling. Views out to sea

BATHROOM

8'10" x 11'9"

A spacious bathroom comprising: bath, wash basin on a vanity unit and w/c as well as a double linen cupboard and white heated towel rail. Two velux windows let in lots of light.

GARDEN

Large garden to the rear with chicken house and a concrete base for kennels or a summerhouse. Parking for 2/3 cars to the rear of the property. A walled garden to the front of the property mainly laid to lawn with mature hedging around the boundary.

ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - F

Oil Fired Central Heating

Freehold

VIRTUAL TOURS

360 Tour - <https://www.madesnappy.co.uk/tour/1g171g3fa8>

Walkthrough Tour - <https://youtu.be/QUveiWcnwHU>

DIRECTIONS

On the A9 heading north between Brora and Helmsdale. There is a turning right to Crakaig. The cottage is the first house on the right. What Three Words - <https://what3words.com/yarn.arrived.accompany>



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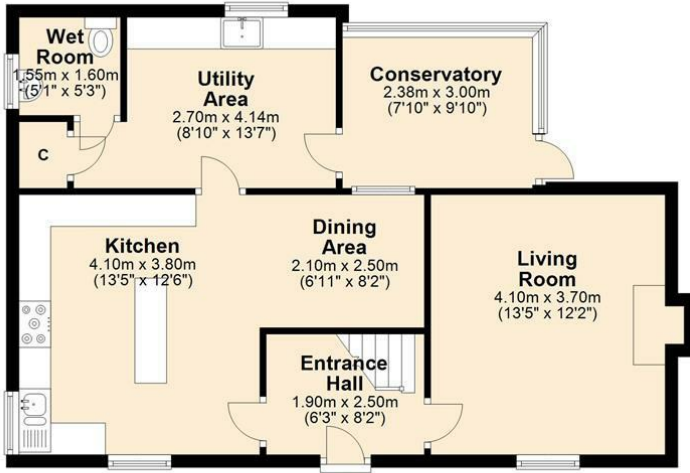
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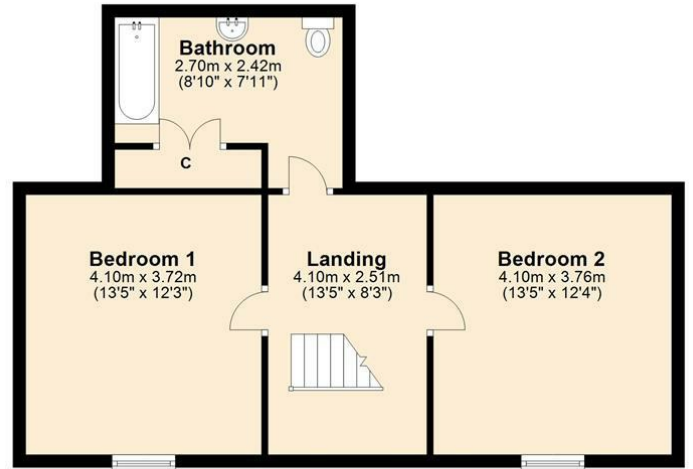
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Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	95
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	88
(69-81) B	
(55-69) C	
(39-55) D	
(21-39) E	
(1-21) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC



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Council Tax
Highland Council
Band C

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of Craikaig Farm Cottage, Loth, Helmsdale Sutherland KW8 6HP, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



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