



Wester Cornhill

, Ardgay, Ross-Shire, IV24 3BP

Offers Over £490,000



UNDER OFFER

A chance to purchase a unique property and an additional farm land (Approx. 16 acres estimate value £3000 an acre) in the highlands of Scotland. The house is a traditional style croft house which has been sympathetically extended to take advantage of the views to stunning Carn Bhren mountain and along the glen. Surround yourself in natural Scottish Highlands countryside, enjoy complete privacy, and walk down your own fields to swim in the beautiful Carron River on your southern boundary. The property comprises 4 bedrooms including one grand bedroom/sitting room, sun lounge, open-plan kitchen/dining/sitting room, 2 bathrooms, 2 cloakrooms with WC and hand basin. Also on the land there are a number of outbuildings including a barn, kennels, sheds, a log store, car ports and an original stone stable and cow byre. The farm (Not a croft) is made up of arable fields and natural woodland and is bounded by the Carron River. Over 2,000 indigenous broadleaf trees were planted around the boundary and through existing woodland 16 years ago.



LAND

The asking price is based on the valuation of the property and no allowance has been made for the land. Expectation is approx £3,000 an acre. All offers would have to reflect the purchase of the house and the land (They can not be sold separately) The property sits in approx 16 acres of farmland with a natural wetland just to the east of the house. The land is mixed arable with species-rich old pasture and mature trees (mainly oak and birch). A further 2,000 indigenous broad leaf trees were planted 16 years ago along the boundaries and throughout the existing trees. A further block of approx 2 acres excised from the western corner of the original property is available on request, making the whole 18 acres.

PORCH & CLOAKROOM 6'2" x 3'3"

One entrance to the property is through the porch that contains a cloakroom with a toilet and hand basin. There is dual access to the utility room and the main kitchen/dining/sitting room.

OPEN PLAN KITCHEN/ DINING/SITTING ROOM 29'6" x 17'8"

On entry to the kitchen/dining/sitting room there is immediate WOW factor from the stone and timber bespoke kitchen with Rayburn, to the characterful Brazilian slate, to the multi-windows with stunning views across the property's land to Cam Bhren and the hills beyond. A stunning stair case with a single larch tree trunk as the central support, with the steps cantilevered from it, along with wrought iron spindles and ballustrade, make for a unique feature. The stairs then lead up to the magnificent bedroom/sitting room. French glass doors take you into the large sunroom with an abundance of windows and skylights to maximise the southerly aspect. Between this room and the snug is an open hearth with a double sided log burner (9kw) sitting on a Caithness Flagstone hearth and surrounded by exposed original croft house walls and lintel.

UTILITY/PANTRY

The large utility has a sink and bench, with space for a washing machine and dryer under the bench. There is ample shelving and space for a fridge and chest and/or upright deep freezes. This room can be accessed from the back door, or from the kitchen.

SUN LOUNGE 31'9" x 9'10"

A magnificent sun lounge facing south, has windows on two sides and on the third wall has French doors into the kitchen/dining/sitting room. The original stone wall of the cottage, is exposed along with the stone lintels above the doorways. French doors and a side single door take you out to the garden. Wall lights and Velux windows maximise the light. The hand laid Brazilian tiles create a magnificent and eye catching feature which has underfloor heating.

SNUG SITTING ROOM 14'1" x 21'3" (10'9")

The snug is located in the original croft house and has the stone walls exposed in all their glory along with amazing original timber lintels above doorways and window. A feature of the lintels is that they show the scoring with an axe which was done by the builders to assist the original lime plaster to adhere. This room also has the double-sided log burner and adjoins the fully-equipped kitchen of the croft house prior to the extension being built. Access is into the sun lounge and the hall to the bedrooms and the first floor. The hall was the front door and lobby of the croft house and retains the original 120 year old pitch pine timbers from when the house was built.

CLOAKROOM

At the rear of the property is a porch with a cloakroom and an exit to the rear garden.

BEDROOM 1 12'1" x 14'1"

Bedroom 1 is a double bedroom on the ground floor and has a door leading to the sun room and a window looking to the east. An original fireplace is in situ and the room is carpeted.

FIRST FLOOR

From the inner hallway/lobby of the croft house is the wooden stair leading to the two bedrooms and the bathroom. The stair is original and retains an unusual feature in the shape of the steps where they lead to the right to the bathroom and the left to the fisherman's landing. A full length timber cupboard stretches between the two bedrooms.

BEDROOM 2 11'9" x 14'1"

A double bedroom with coombed ceilings, dual aspect windows and fitted storage cupboards. A door gives access to the grand bedroom/sitting room. The door is the original pitch pine door that used to lead to the kitchen of the croft house downstairs. An original fireplace is in situ.

BATHROOM 8'10" x 5'10"

This bathroom sits between bedroom 2 and 3 at the top of the original stairs. There is a bath corner shower w/c and a wash basin in a traditional dresser.

BEDROOM 3 11'9" x 14'1"

A double bedroom with coombed ceilings, dual aspect windows and fitted storage cupboards. An original fireplace is still in situ.

GRAND BEDROOM/SITTING ROOM 29'6" x 17'8"

A spectacular room that has its primary access from the kitchen dining room below. The bespoke staircase has a Larch trunk as its main support and cantilevered Larch wood steps and a wrought iron spindles. The room is 9.0 metres long and has an abundance of windows looking south and west with glorious views of the glen and its amazing sunsets. The Larch wooden floor, Douglas Fir Pillar and open beams create character and interest. this room was designed for the owner as their master suite with a bedroom and sitting area with the en suite and dressing located to the rear of the room.

DRESSING ROOM & BATHROOM 7'2" x 7'10" & 9'10" x 7'10"

The dressing room is accessed from the grand bedroom/sitting room. A spacious bathroom with a white bath, wash basin and WC, and a walk-in shower with rain shower head and slate tiles on floor and walls. There is underfloor heating in the bathroom with the thermostat switch in the dressing room.

OUTBUILDINGS

There is an abundance of outbuildings: large lock up kennel, garden shed x 2, log store, barn with 2 doors and second floor and is attached to an open pole barn, stables and cowshed.

ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating - D

Oil fired central heating

Mains water and septic tank

LOCATION

Follow postcode to Ardgay and then follow directions to Wester Cornhill
Alternatively you can use what3words [///diagram.chuck.posting](#)

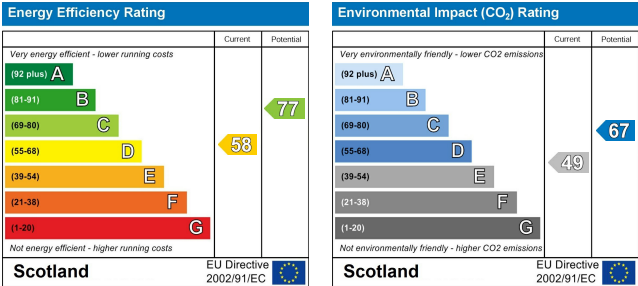
Area Map



Floor Plans



Energy Efficiency Graph







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