



Kyleview Inveran

, Lairg, Highland, IV27 4EY

Offers Over £375,000



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Kyleview is a 5 bedroom former farm house that has been extended over the years, located in a rural location approximately 4 miles west of Bonar Bridge where local facilities are available. The property enjoys views to the Kyle of Sutherland and surrounding countryside

Ground Floor : Sun room, Hall, Sitting room, Study Area, Kitchen, Utility room, two Shower rooms, Dining room and Bedroom
First Floor : Landing, two Bedrooms and one further Bedroom/Study and accessed by a separate staircase : Landing, and Bedroom with En-suite Shower room



KITCHEN

The rear door leads into the kitchen with its cathedral ceiling and exposed inglenook fireplace with multi fuel burner. A range cooker with gas hob and an abundance of wall and base units and space for a kitchen table and chairs.

UTILITY

A great space with ample storage cupboards and space for a washing machine, chest freezer and the oil boiler.

SITTING ROOM

A cosy sitting room with wooden floor and large fireplace with multi fuel burner sitting on a slate hearth. Window to the side and french doors leading to the sun room. The room has traditional painted cladding.

DINING ROOM

The formal dining room has an exposed stone fireplace with open grate sitting on a slate hearth. The room has wood flooring and French doors that lead into the sun room. Door leads through to the second hallway and two further bedrooms with en suites.

SUN ROOM

A very large room with 180 degree views across the Kyle of Sutherland, This room can be accessed from the sitting room, dining room and bar area. There is a door to the garden.

BAR AREA

This room is located next to the sun room and is presently set up as a bar and social area. The wooden bar is free standing and is available by separate negotiation.

SHOWER ROOM

A shower room on the ground floor comprising; white wash basin, w/c and shower enclosure.

BEDROOM 4

Bedroom 4 is on the ground floor and has dual aspect windows. A spacious room with painted floor boards and fitted cupboard.

SHOWER ROOM

The shower room is next to bedroom 4 and has white wash basin, w/c and a shower enclosure with electric shower.

HALL, STAIRS & LANDING

The hallway to bedroom 4 and 5 has an external door and an internal door that could separate this side of the property to become a self contained unit. Stairs lead to bedroom 5 and an en suite. This room has coombed ceilings with painted cladding and fitted carpet. The en suite has white wash basin and w/c and a shower enclosure with electric shower.

BEDROOM 1

A double bedroom with dual aspect windows. The room has painted wood floorboards and coombed ceiling.

BEDROOM 2

A double bedroom with painted wood floorboards and coombed ceiling.

BEDROOM 3/OFFICE

Presently used as a home office.

BEDROOM 5 WITH EN SUITE

Bedroom 5 is on the first floor and has an en suite , coombed ceiling and fitted carpet.

GARDEN

The property sits centrally in the garden on an elevated position with stunning views over the Kyle of Sutherland

LOCATION

Located in a rural location 4 miles west of Bonar Bridge on the Rosehall road.

What3words ///connects.surround.interviewer

ADDITIONAL INFORMATION

- Council tax Band - E
- EPC Rating - F
- Built circa 1780 with Sun Room extension circa 1980
- Septic Tank & Soakaway
- Mains Water
- Dual Heating System
- Hot Tub is available by separate negotiation
- Freehold

VIRTUAL TOURS

360 TOUR - <https://www.madesnappy.co.uk/tour/1g171g52c1>

VIRTUAL TOUR - <https://youtu.be/jAf5DhIX2mQ>

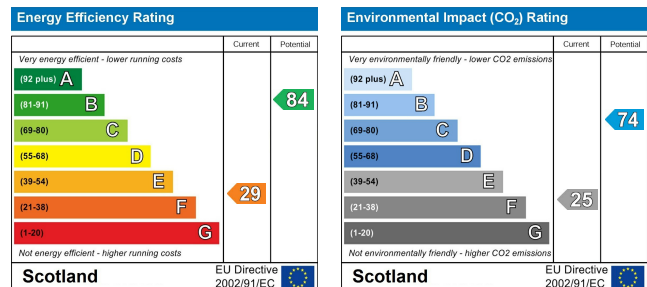
Area Map



Floor Plans



Energy Efficiency Graph







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