

Evelix Manse Evelix
Dornoch, Sutherland, IV25 3RD



Offers Over £430,000

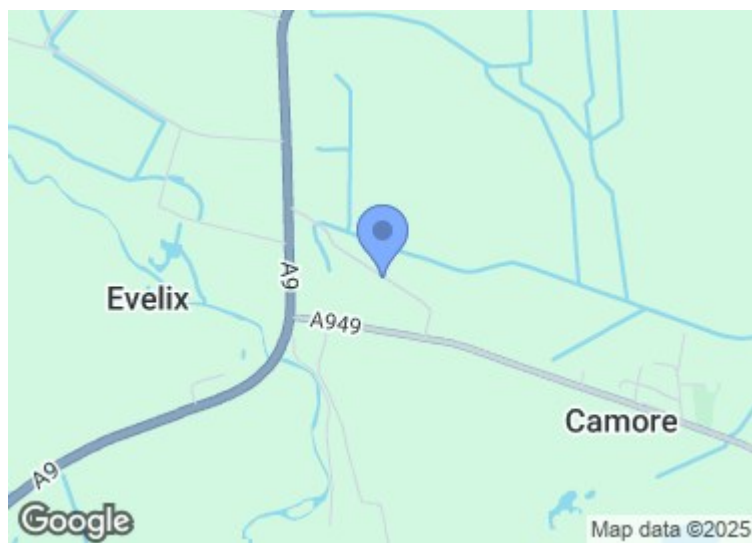


Fàilte gu Evelix Manse. Evelix Manse is a stunning detached former manse situated in the hamlet of Evelix, Dornoch with open south facing views to the front and mature woodland to the rear and side. This property is a delightful example of a period property that has retained many of its original features while being modernised in a sympathetic and tasteful manner. The house boasts not just one, but two spacious reception rooms, and five generously sized bedrooms, offering ample space for entertaining guests or relaxing with family. This property exudes character and warmth, and is tastefully decorated throughout. Whether you're looking to host lively gatherings or enjoy peaceful moments of solitude, this house offers the ideal setting for both.





- 5 Bedroom Detached Property
- Enclosed Mature Garden
- Period Features
- Close to Dornoch
- Close to Royal Dornoch Golf Course



PRS
Property Redress Scheme



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VESTIBULE & HALL

3'7" x 4'11", 4'11" x 11'5"

Receive a true Scottish welcome as you enter Evelix Manse through the solid wooden door in to the vestibule, with a unique slate floor engraved with the gaelic word for welcome, 'Fàilte' at the threshold. Featuring semi-clad walls with tongue and groove, coat hooks and a mottled semi glazed door leading to the hall. Solid Oak flooring is throughout the first floor apart from the kitchen and shower room.

The hall, like the rest of the property, retains many period features, such as cornicing, hardwood doors and frames and leads to the sitting room, dining room, bedroom 1, kitchen and stairs to the first floor.



SITTING ROOM

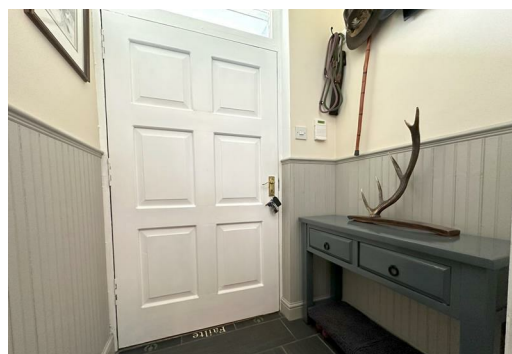
16'0" x 12'5"

Large windows to the front and a window overlooking the side of the property give this comfortable and welcoming room a light and bright feel. A woodburning stove has been installed in the original stone fireplace with a wooden surround and solid oak floor.

DINING ROOM

14'9" x 12'5"

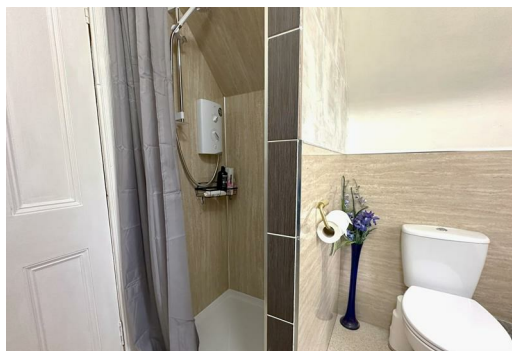
The large dining room is perfect for entertaining with family and friends. Light and bright with dual aspect windows, to the front and side of the property. Featuring an open original Victorian fireplace, with ornate surround mantle and solid oak floor.



KITCHEN

13'1" x 9'0"

The modern U shaped kitchen provides ample storage with fitted floor and wall units, Ivory and walnut high gloss units with laminate worktop, integrated Neff appliances:- fridge, eye level slide & hide oven, warming drawer, grill/oven, induction hob and includes a full-size dishwasher and washing/drying machine. The kitchens colour scheme gives a gentle nod to the decor and style of the rest of the property, traditional and tasteful.



REAR HALL

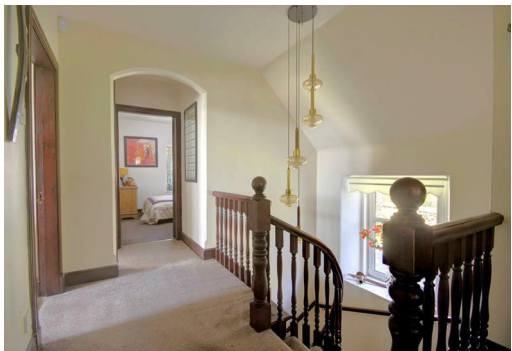
3'3" x 4'3"

From the kitchen, the rear hall leads to a shower room, and exit to rear garden. There is a useful pantry area and understairs cupboard used for storage.

SHOWER ROOM

6'0" x 4'9"

Encompassing a white traditional WC, wash basin with vanity unit, built in shower enclosure with electric shower and chrome heated towel rail.



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BEDROOM 1

14'0" x 9'4"

A double bedroom, with dual aspect windows overlooking the rear and side of the property.

FIRST FLOOR

The original curved stairs leads to the first floor and has a modern chandelier hanging down through the middle. Access to four bedrooms, bathroom and an airing cupboard housing the hot water tank.

BEDROOM 2

16'4" x 10'9"

A double bedroom, carpeted, with a built in wardrobe and original dado rail.

BEDROOM 3

11'1" x 10'11"

Currently used as an office, this bedroom has fitted shelving throughout.

BEDROOM 4

14'1" x 13'5"

The double bedroom provides ample space for bedroom furniture and overlooks the front of the property.

BEDROOM 5

11'9" x 9'0"

This bedroom makes the very most of the space available with built in storage cupboards and wardrobes.

BATHROOM

8'6" x 6'2"

The family bathroom features a white three piece suite:- bath, wash basin and w/c and includes a built-in shower enclosure and electric shower.



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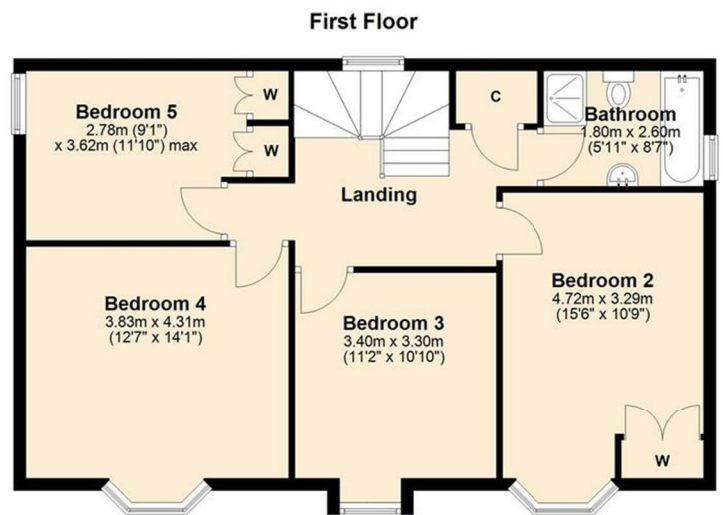
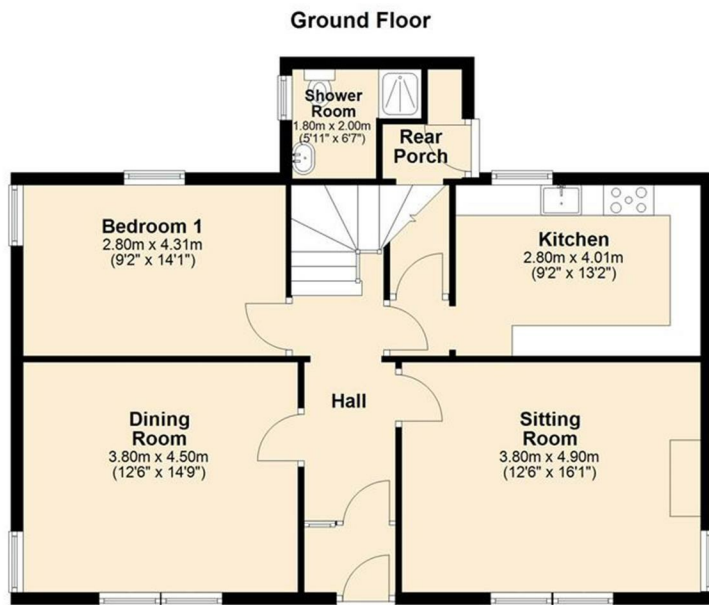


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ADDITIONAL INFORMATION

House Alarm System

Oil fired Central Heating from an external Boiler

All Blinds & Curtains included in sale

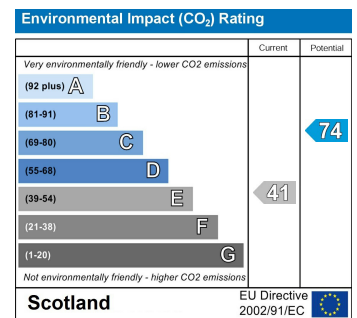
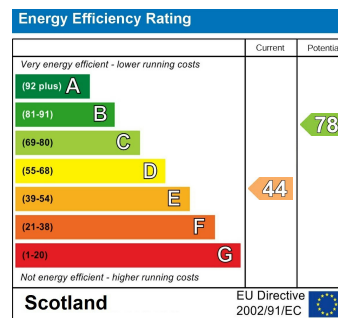
GARDEN & GARAGE

The level landscaped garden surrounds the property, is mostly laid to grass with patio seating area. the garden is totally enclosed with gates to the driveway, which provides ample parking for several vehicles and leads to a detached garage with power, light and alarm system. In the rear garden is a tool shed, greenhouse and log store.

LOCATION

Located on the outskirts of Dornoch in the Hamlet of Evelix. The Burgh of Dornoch is well known for The Royal Dornoch Golf Course and its individual shops, bars, restaurants and beach. With easy access to the A9 and North Coast 500 Route, and 50 miles north of Inverness and its airport.

To find this property please use this link for What3words <https://what3words.com/enlarge.engineers.trams>



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Council Tax
Highland Council Tax Band E

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of Evelix Manse, Dornoch,
Sutherland IV25 3RD, please contact Monster Moves on
01408 525001 or email sales@monster-moves.co.uk



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