

Brae Cottage, Torboll,  
Dornoch, Sutherland, IV25 3JE

Monster  
Moves

Offers Over £130,000



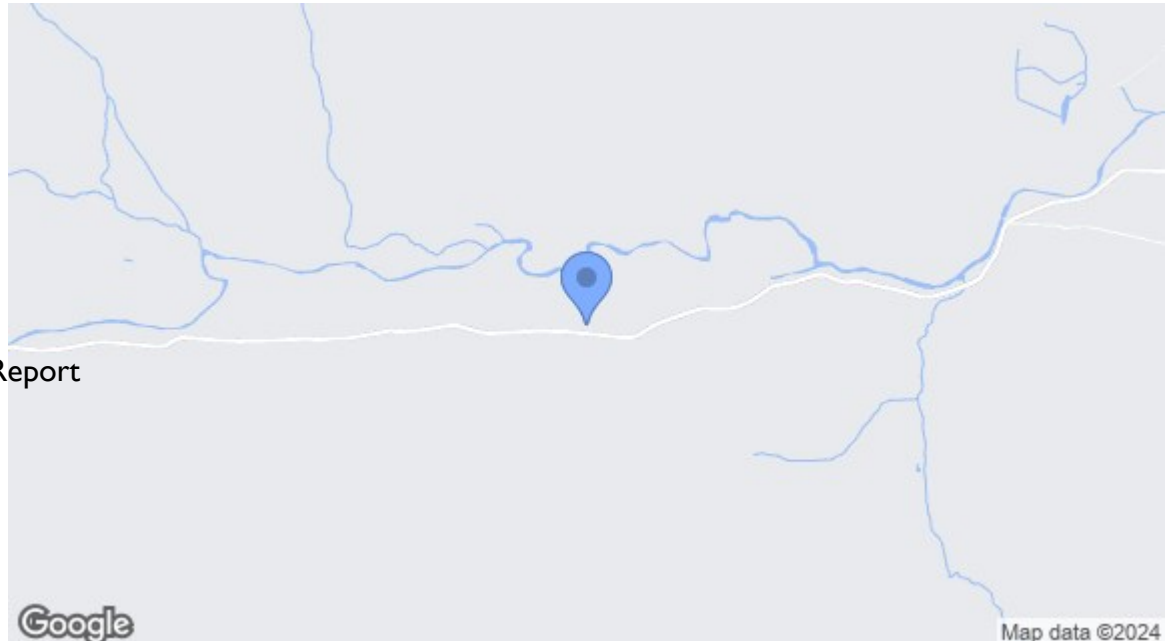
Brae Cottage is a rural property that requires full renovation but has the potential to offer its new owners a unique off-grid living experience in a picturesque location. It is a perfect renovation project for those seeking a tranquil retreat in the heart of the highland countryside. The property sits in approx 2 acres and is sufficient land for self-sustainable living. Click on the link to see how beautiful this remote landscape is. <https://youtu.be/cLUWwhSk-vo>

Situated in a stunning location, beside the stream known as Abhainn an r-Stratha Charnaig, running from Loch Buidhe, through Torboll Falls and Torboll salmon ladder to the coastal waters of Loch Fleet, surrounded by stunning views of the Creag Dail na Meine & Beinn Domhnaill hills, offering a peaceful and idyllic setting.





- Off-Grid Living
- Renovation Project
- Traditional Cottage
- Rural Location
- Sits in 2 Acres (approx)
- Uninhabitable in present condition so No Home Report





 Thistle House, Main Street, Golspie, KW10 6TG  
 sales@monster-moves.co.uk  
 www.monster-moves.co.uk  
 Sutherland - 01408 525001  
 Inverness - 01463 263063

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## BRAE COTTAGE

A traditional stone built cottage in need of renovation to take it in to the 21st century. The property could be updated to a cosy Highland Cottage or extended for family living (with appropriate planning consents). The house would need to be taken back to the stone walls and a new layout created within the walls.

There is no Home Report for this property as it is uninhabitable in its present condition. From the surveyor ' where the way the home is marketed suggests it is unsuitable for occupation in that condition. There is little point in a condition survey being undertaken on a home that is unfit for occupation in any case, and is being advertised as such.'



## LOCATION

Brae Cottage sits nestled in the hills of Sutherland, nearby a stream/burn with an abundance of wildlife on the doorstep. The single track road is infrequently used, and provides a route between The Mound (A9) and Bonar Bridge. The villages of Golspie 6 miles north and Dornoch 8 miles east have all the local amenities. Tain 14 miles south has major supermarkets. What3words ///dish.steadily.chatters

## SITTING ROOM

The sitting room features an open fire and window facing the front of the property.

## KITCHEN

Featuring a built-in pantry in the corner of the room and an open fireplace. This room has a window facing towards the front of the property and access to the stairs leading to the upper floor.

## BATHROOM

A large room with adequate space for a bathroom suite. and presently has running water from a natural spring to it.

## FIRST FLOOR

Accessed via the kitchen, the narrow stairs lead to the first floor with a skylight and access to Bedrooms 1 & 2.

## OUTBUILDINGS

There are two outbuildings attached to the rear of the property. One is a log store and coal bunker, the other is stone built and used for useful storage.



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**Tenure** Freehold

**Entry**

By mutual agreement

**Viewing**

To arrange a viewing of Brae Cottage, Torboll, Dornoch, Sutherland IV25 3JE, please contact Monster Moves on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)



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**PRS**  
Property Redress Scheme



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rightmove

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onTheMarket.com

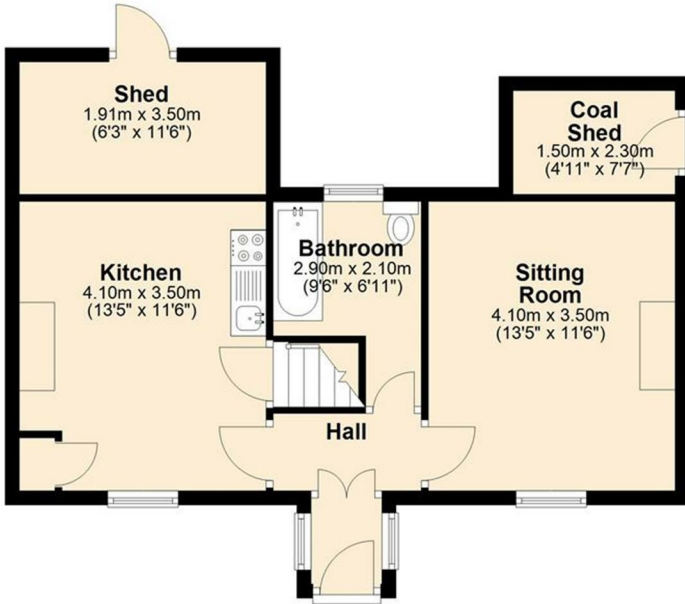
PrimeLocation.com

s1homes.com

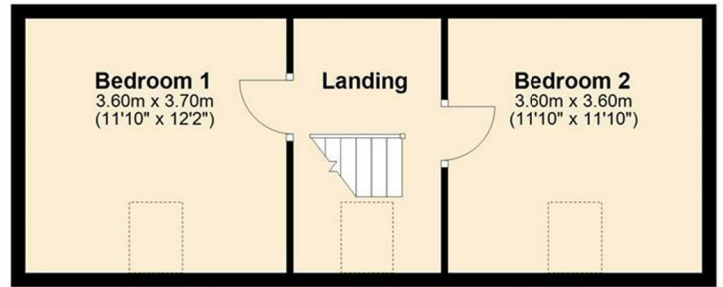
## SERVICES

There is no electricity or gas to the property  
Light has been through gas lights from gas

### Ground Floor



### First Floor



For illustrative purposes only. Produced by Monster Moves Ltd 2024  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>	EU Directive 2002/91/EC		<b>78</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>Scotland</b>	EU Directive 2002/91/EC		<b>66</b>



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