



Broomton Cottage, Balintore, Ross-Shire, IV20 1XN

Offers Over £160,000



Broomton Cottage is a renovation project of a traditional cottage set in rural farm land and half a mile from the beach and Seaboard Villages of Shandwick, Hilton and Balintore. The property has mainly been taken back to the stone walls and is ready for a discerning eye to turn it into a glorious home. The cottage sits in a large garden (0.8 acre approx) that could become a beautiful mature garden. There is Income potential with the appropriate consents for Holiday Pods etc.



VIRTUAL TOURS

Please use these links to see the property in its full glory

360 Tour -

<https://www.madesnappy.co.uk/tour/1g171g10862>

Virtual Tour - <https://youtu.be/wCdrja2WC08>

PORCH 5'2" x 3'7"

There is a porch to the front of the cottage as is traditional to this style.

SITTING ROOM/KITCHEN 14'9" x 32'9"

From the porch into the presently open plan kitchen/dining/sitting room area that has been stripped back to the stone walls and is ready for installing electrics, water, insulation and walls.

BATHROOM 5'10" x 11'1"

The bathroom has still got a bath wash basin and w/c in situ.

BEDROOM 10'5" x 15'5"

The bedroom is located in the extension to the rear and has plastered walls and dual aspect windows.

GARDEN

The garden is approx 0.8 acre and is enclosed with fence and vehicle gate. The house sits centrally on the site and there is ample space for a driveway and turning area. A static caravan, shed and summerhouse are located in the garden.

NO HOME REPORT REQUIRED

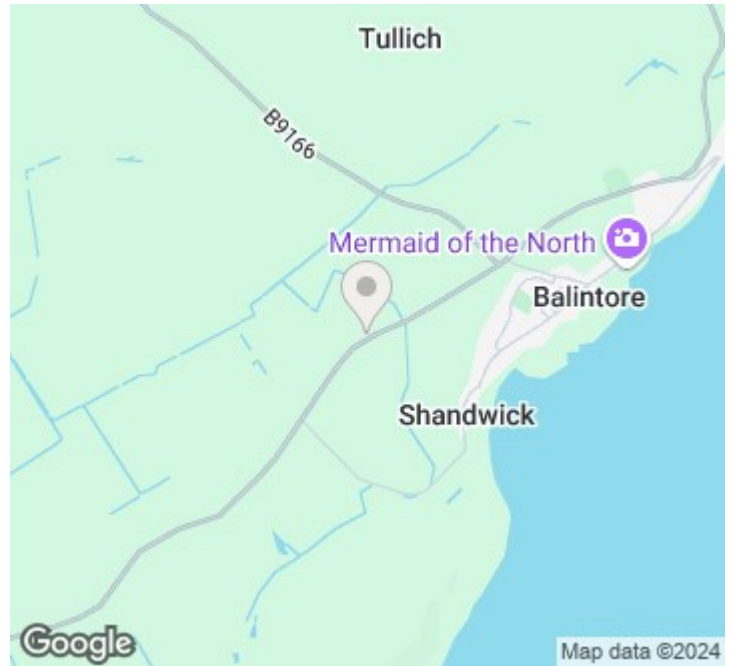
No home report is required as the property is not habitable in its present state. Comments from the surveyor "The way the home is marketed suggests it is unsuitable for occupation in that condition. There is little point in a condition survey being undertaken on a home that is unfit for occupation in any case, and is being advertised as such."

LOCATION

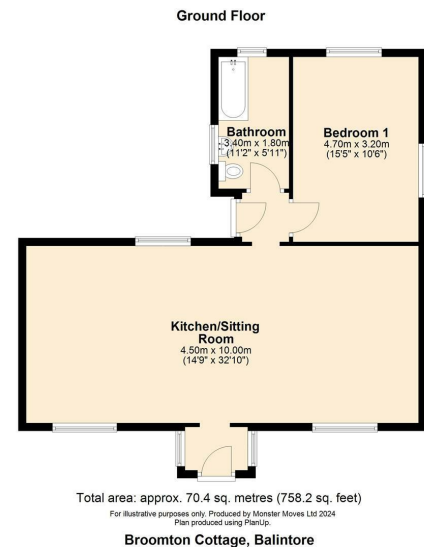
Broomton Cottage is located in the rural countryside situated amongst farm land on the B9166 . Local amenities are available in Tain, 8 miles north, and Inverness is 35 miles south. Broomton is less than half a mile from the beach and inland of the Seaboard Villages of Balintore, Shandwick and Hilton

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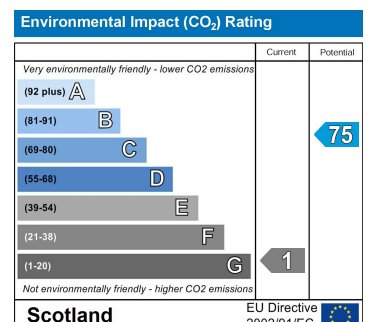
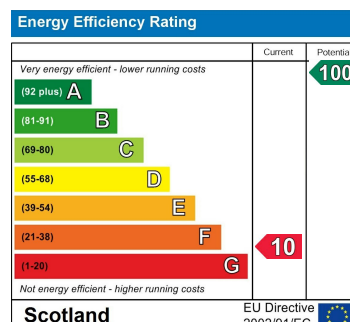
Area Map

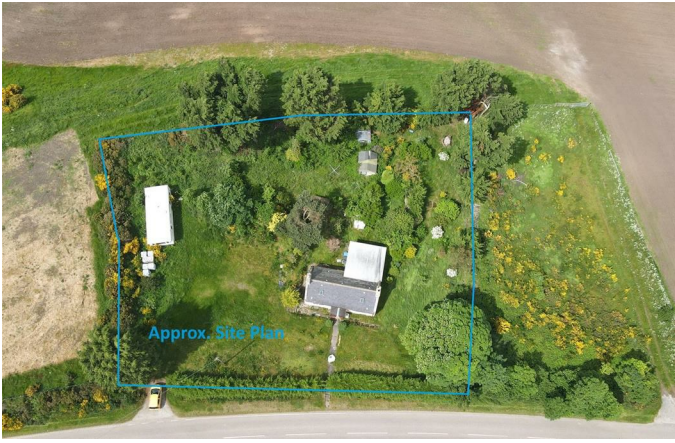


Floor Plans



Energy Efficiency Graph







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.