

Ivy Cottage

Ardgay, Sutherland, IV24 3BG



Offers Over £440,000



Ivy Cottage is a splendid six bedroom detached property located in the picturesque village of Ardgay, Sutherland. This impressive property boasts a generous living space of 3,035 square feet, making it an ideal family home or a tranquil retreat.

Featuring an abundance of rooms with four well-appointed reception areas, perfect for entertaining guests or enjoying quiet family evenings. The six spacious bedrooms provide ample accommodation, ensuring comfort and privacy for all family members or visitors.

The exterior of the property offers convenient parking for up to four vehicles, a valuable asset in this charming village setting. Surrounded by the stunning natural beauty of the Scottish Highlands, Ivy Cottage is not only a home but a lifestyle choice, offering a peaceful environment while still being within reach of local amenities. This delightful residence is perfect for those seeking a blend of comfort, space, and the charm of living within a vibrant village community.





- 6/7 Bedroom Detached Property
- Original Building Built 1790
- Immaculately Presented Throughout
- Large Private Garden, Garage & Driveway
- Village Location on The Kyle of Sutherland
- Business Opportunity
- Located 37 miles North of Inverness



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
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www.monster-moves.co.uk
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SITTING ROOM

21'3" x 13'5"

A spacious sitting room with double height ceiling, open fire set in a stone surround with pitched pine above, four windows on three walls, neutrally decorated and a fitted cream 100% wool carpet as is throughout. Open tread carpeted stairs leads to the first floor mezzanine, 5 bedrooms and bathroom. The ceiling is cathedral style and clad in pitched pine.

DINING ROOM

13'1" x 21'11"

The dining room has dual aspect windows with fitted blinds, painted wood flooring and neutrally decorated. Access to the sitting room, ground floor bedroom, shower room, stairs to the first floor, rear hall and sun lounge, games room and bathroom. Glass door leads through to the kitchen.



KITCHEN

21'7" x 13'9"

A large country kitchen with an abundance of base and wall units in pitched pine with oak worktops, a free range cooker, dishwasher and American fridge freezer. Space for a large family kitchen table and 8 chairs. A useful hidden cupboard for ironing board etc. A rear door leads out to the south facing patio area in the private garden.

SUN LOUNGE

Set to the rear of the property is the bright sun lounge with wood effect floor, large window and patio doors looking out to the private garden.

HALL & UTILITY

5'10" x 7'2", 7'2" x 8'6"

There is entry to the property through this hall which is close to the driveway and garden. A coats cupboard is located in the hall and then into the utility/boot room with laundry facilities, boiler and boot storage.

SHOWER ROOM

9'2" x 6'6"

Located next to the ground floor bedroom is a modern shower room with large shower enclosure, mains shower and white w/c and wash basin set in a white gloss vanity unit. A heated white towel rail.

BATHROOM

6'2" x 5'6"

A fully tiled bathroom with wash basin, w/c and bath with overhead electric shower and a heated towel rail.

FRONT HALL

4'11" x 3'11"

The front door to the property which is rarely used as the present owners use the side entrance. Small storage cupboard.



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GAMES ROOM

13'5" x 13'5"

This room is presently used as a games room, with a pool table in situ. but could be bedroom no 7.

BEDROOM 1

13'1" x 8'10"

Bedroom 1 is on the ground floor and adjacent to a shower room. Neutrally decorated and 100% wool carpet.

FIRST FLOOR MEZZANINE

11'1" x 8'2"

The stairs from the sitting room lead to the mezzanine area above and is presently used as a study with a desk and chair. A door leads through to the long corridor that has access to 5 bedrooms and a bathroom. There is also 2 large storage cupboards one space for lots of linen and the other containing the water tank.



BEDROOM 2

9'10" x 12'9"

A double bedroom overlooking the garden. The room has a wash basin in a vanity unit with mirror and light above and two double fitted wardrobes.

BEDROOM 3

14'1" x 11'9"

A single bedroom to the front of the property with single wardrobe and wash basin in a vanity unit, mirror and light above.

BEDROOM 4

14'1" x 13'5"

A single bedroom to the front of the property with a pedestal wash basin, mirror and light above.



BEDROOM 5

9'2" x 9'2"

A double bedroom to the front of the property with fitted wardrobes and wash basin in an alcove, mirror and light above. Cream fitted 100% wool carpet and neutrally decorated.

BEDROOM 6

9'2" x 11'1"

A double bedroom with dual aspect windows, one looking over the rear garden. A wash basin in a vanity unit is positioned in the corner, mirror and light above, alongside a double wardrobe.

BATHROOM

7'2" x 5'6"

The bathroom comprises a white three piece suite including, pedestal wash basin, w/c and bath with mains shower above and tiled around bath. Heated towel rail.

GARDEN & DRIVEWAY

The garden is to the rear of the property and a gravel driveway to the side and able to hold up to 8 cars. Pathways lead to the side door entrances to the property. to the rear is the private south facing garden mainly laid to grass with mature hedging around the border. A patio area sits to the rear of the property which is a sun trap.

LOCATION

Located on the village of Ardgay that sits at the Kyle of Sutherland, central location for outdoor pursuits and just off the NC500 Tourist Route

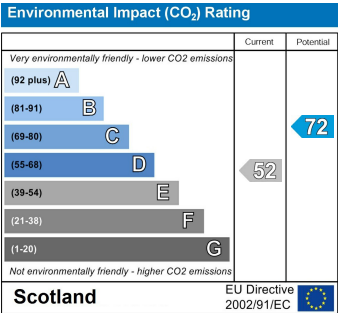
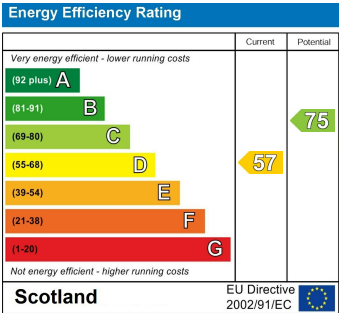
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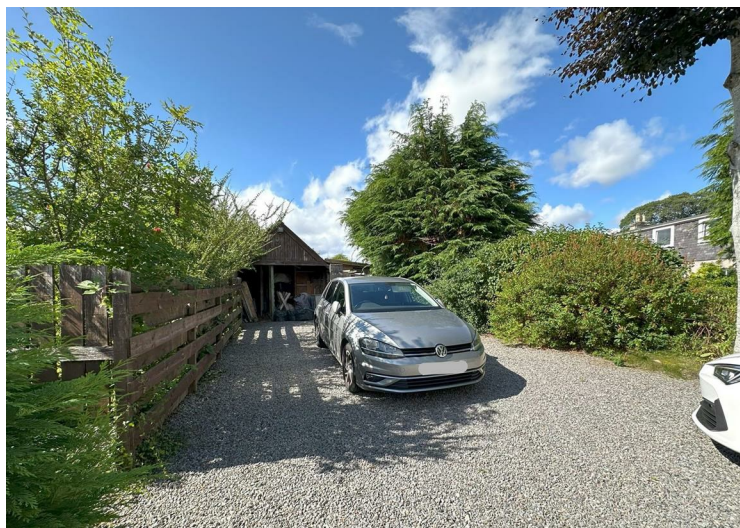


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Council Tax

Highland Council Tax Band Exempt

Tenure

Freehold

Entry

By mutual agreement

Viewing

To arrange a viewing of Ivy Cottage, Ardgay, Sutherland IV24 3BG, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



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