

Chapelhill Manse Pitcalnie

Tain, Ross-shire, IV20 1XJ

Offers Over £450,000

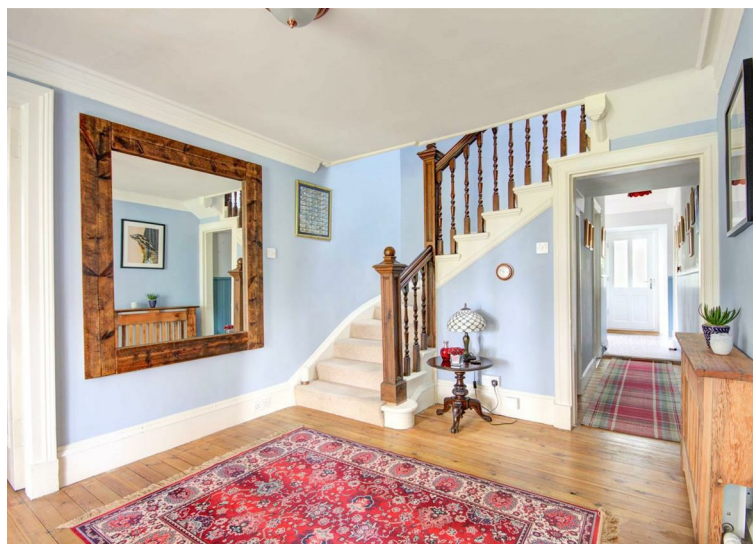
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Chapelhill Manse is a former manse house with original features and has been stylishly modernised for 21st century living. The house comprises upstairs 4 large bedrooms (one with ensuite) and a family bathroom. On the ground floor is a sitting room, sunroom, kitchen/dining room, snug, hall, shower/utility, cloakroom room and porch. Stylishly updated whilst maintaining the original features, the property benefits from a modern biomass central heating and hot water system. The house sits on a large garden and has workshop, home office, driveway with parking, barn, raised beds fruit trees and grassed areas.





- Character Property
- 4 Bedroom Manse House
- Beautifully Renovated
- External Home Office
- Bio Mass Boiler
- Large Garden and Outbuildings



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
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PORCH & CLOAKROOM

Entry to the property is through the recently added porch which is larch clad and has underfloor heating with space for coats and boots. Enter into the cloakroom, which is panelled and has further coat hanging space and shoe storage. Side external door to concrete area which could be used as carport. Corridor to central hall.

HALL

15'5" x 9'10"

A corridor leads from the porch along to the formal hall with the stairs to the first floor. As well as the first floor the formal hall has access to the sitting room kitchen/dining room and sunroom. The original features include the wooden floor, deep skirtings & facings and original spindles and balustrade. A roof light above the stairwell.



SUN ROOM

8'6" x 16'4"

An extension from the hall into the sunroom with 180 degree views south into the garden. Exit to the garden and patio area. Fitted carpet and vertical blinds included.

SITTING ROOM

15'5" x 15'9"

A sitting room with high ceiling and original features, a fire surround with a multi fuel burner sitting on a tiled hearth. Dual aspect windows and wood floor.



KITCHEN/DINING ROOM

15'5" x 13'1" 15'5" x 13'1"

A large room with kitchen to one end and dining area to other. The dining area has a double-sided fireplace through to the snug, and French doors out to the garden and patio area. The shaker kitchen is a duck egg blue with white silestone worktop, integrated dishwasher and an island/breakfast bar with drawers and bespoke carved wood worktop. Floor to ceiling larder units with an inset american fridge/freezer and an Aga for cooking. This area has dual aspect windows and the flooring carries through to the dining area. Integrated speaker system.



SNUG

15'5" x 11'5"

The snug is accessed from the kitchen/dining room, with windows on three sides and open roof space with further light from the velux windows. This is a cosy room with a double-sided stove, through to the dining area, sitting on a brick hearth. Connections for a TV on the wall and integrated speaker system



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UTILITY/SHOWER ROOM

7'5" x 6'2"

A useful combined utility/shower room with shower enclosure, white w/c and wash basin above cupboard. Space and plumbing for a tumble drier on top of washing machine and storage above. The walls have the lower wall panelled and painted.

FIRST FLOOR

Stairs lead to the first floor and splits in two directions, right to bedrooms 1 & 2 and left to bedrooms 3, 4 and bathroom. A roof light lets light flood into the stairwell.



BEDROOM 1 with EN SUITE

15'5" x 15'9" (7'2" x 11'1")

A double bedroom with dual aspect windows and original fireplace, high ceiling and coving. Includes fitted carpet and blinds.

The ensuite comprises a free standing bath, large white tiled shower enclosure, w/c and a wash basin sits on window shelf. White heated towel rail and painted panelling on lower half of walls.

BEDROOM 2 & 3

15'5" x 11'8" & 13'9" x 11'9"

Bedrooms 2 and 3 have fitted double wardrobe and carpet.

BEDROOM 4

8'6" x 11'1"

A double bedroom with fitted carpet and will include raised bed.

BATHROOM

6'7" x 4'11"

The bathroom comprises a white 3-piece bathroom suite:- wash basin, w/c and bath with overhead shower, partly tiled and partly panelled walls.



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EXTERNAL OFFICE & OUTBUILDINGS

A 12sq m insulated cabin that is presently used as a treatment room but could also be used as a home office or studio. The building has a w/c, light and power.

The garage/workshop is approx. 41sq m which houses the biomass boiler and 6 tonne pellet store. There is a log store, with attached potting shed.

GARDEN & DRIVEWAY

Chapelhill Manse sits in 0.832 acre (approx) and has a driveway leading to the house with pebble driveway to the entrance and parking for numerous cars. To the front of the house is a large lawned area with mature trees and hedges.

There is an auto feed wood pellet boiler located in the garage. This is connected to steel panelled radiators distributed throughout the property.

LOCATION

Chapelhill Manse is located in the hamlet of Pitcalnie, and within commute to Inverness and Nigg bay. The main shopping town is Tain, 7 miles north or City of Inverness is 34 miles south. Chapelhill has primary and secondary schools nearby. School transport is provided by the local authority to Hill of Fearn Primary, Hilton of Cadboll Primary and Tain Royal Academy.

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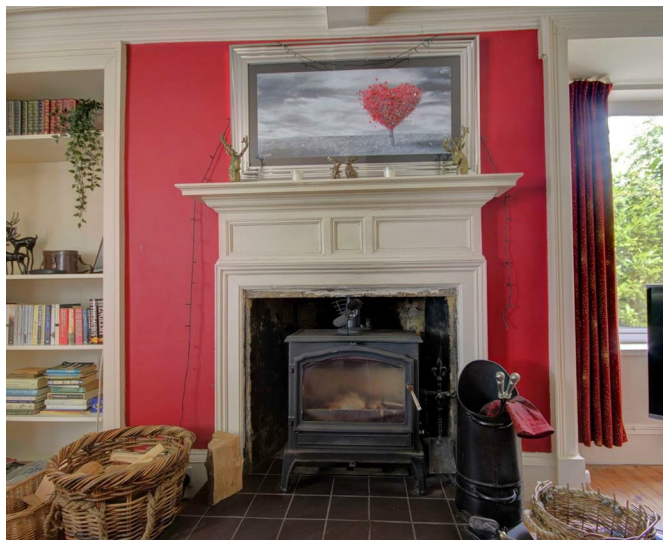
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Council Tax

Highland Council Tax Band F

Tenure

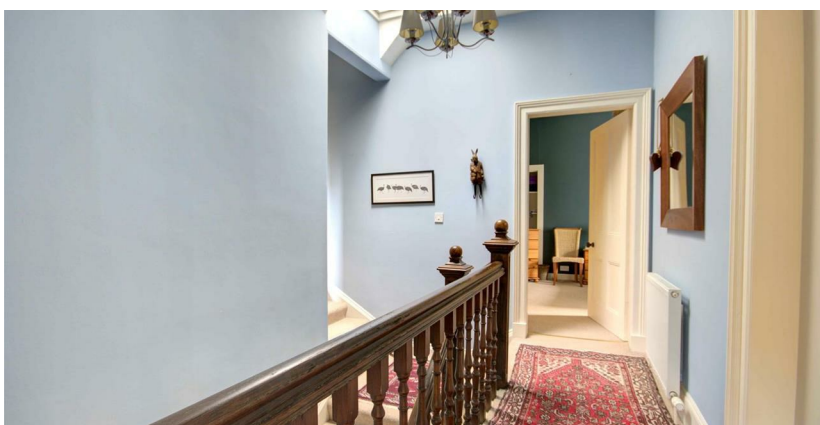
Freehold

Entry

By mutual agreement

Viewing

To arrange a viewing of Chapelhill Manse, Pitcalnie, Tain, Ross-Shire IV20 1XJ, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	85
Scotland EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		100
Scotland EU Directive 2002/91/EC		



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