

# The Gate House Aultnagar

Lairg, Sutherland, IV27 4EX

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Offers Over £285,000

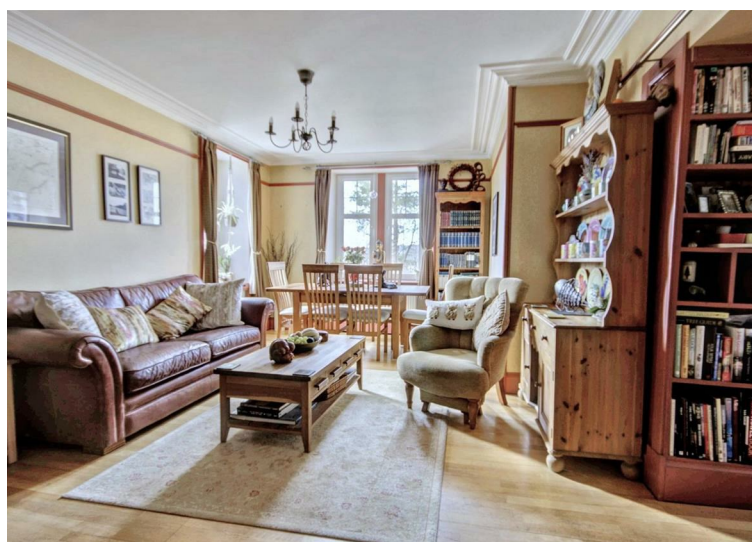


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The Gate House was built in 1910, by Andrew Carnegie. The property is situated at the entrance to Aultnagar Lodge and Estate, which was used by the Carnegie family as a relaxing retreat away from the more formal gatherings at Skibo Castle. Located just a stones throw away from the Falls of Shin The Gate House is situated in the heart of Sutherland between Lairg and Bonar Bridge. A three bedroom detached property, The Gate House emanates character throughout and boasts an inviting atmosphere, perfect for families or those seeking a tranquil retreat in a rural area of stunning natural beauty, an ideal location for outdoor enthusiasts.







- 3 Bedroom Detached Gate House
- Character Property Built in 1910
- Private Gated Driveway
- Tranquil Rural Location
- Garage & Workshop
- Close proximity to the Falls of Shin



**PRS**  
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG  
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## HALL

7'10" x 8'3"

Upon entering this exquisite property you are immediately greeted by the grandeur of high ceilings, deep skirtings, ornate woodwork, and original doors. Character abounds throughout the property, featuring a striking archway here in addition to convenient under stairs storage.

## LOUNGE

11'10" x 9'10"

A cosy lounge with high ceiling original coving and panelling on walls, featuring a large window overlooking the large garden and driveway surrounding the property. A multi-fuel burner sits within the brick fireplace with rustic mantle and slate hearth.



## FAMILY LOUNGE/DINING ROOM

18'5" x 11'9"

The heart of the home, the family lounge/dining room has beech flooring, dual aspect windows, original plaster cornicing and picture rail, space for a large dining table and a Rayburn Rembrandt open fire with stone surround.

## KITCHEN

11'5" x 13'4"

Sunlight streams through three windows, illuminating this delightful country kitchen. An abundance of base units provides ample storage, complemented by integrated appliances including a dishwasher, oven, hob, and cooker hood. Space is thoughtfully allocated for an under-counter fridge, and the generous layout easily accommodates a large farmhouse table.



## UTILITY

6'4" x 6'3"

Conveniently situated off the kitchen, this versatile room provides direct access to the front garden and offers essential utility space. It comfortably accommodates a washing machine, fridge freezer, and additional storage for household necessities.



## STAIRS & LANDING

The original turn staircase leads to the first floor and the open hallway which has access to the three bedrooms and bathroom in addition to airing cupboard which benefits from electric heating.

## BEDROOM 1

11'8" x 13'10"

This generously proportioned bedroom features a tranquil aspect, overlooking the gate and approach to Aultnagar Lodge. The room is finished with neutral décor and a fitted carpet, providing a serene and comfortable environment.



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### BEDROOM 2

17'6" x 8'6"

Dual aspect windows enhance the natural light within this sizable bedroom, which also features a comprehensive wall of heated fitted wardrobes.

### BEDROOM 3

11'7" x 9'10"

A double bedroom with a tranquil woodland setting, this room is finished in neutral tones and includes fitted carpeting.

### BATHROOM

9'2" x 8'3"

This well-appointed bathroom offers a freestanding cast iron bathtub, WC, and a vanity sink, complemented by a separate shower enclosure for added convenience. The room is finished with classic panelled walls and a durable tiled floor.

### GARDEN & GARAGE

15'0" x 16'1"

The garden provides haven of seclusion enclosed by elegant walls, verdant hedges, and secure fencing. A private gated driveway, provides exclusive access to the property, leading to a well-appointed garage, workshop, and the residence itself. An elevated patio area, perfectly oriented to capture the southern sun, offers an ideal setting for outdoor entertaining. The remainder of the garden is an expanse of lawn, providing ample space for relaxation and recreation.

### LOCATION

Nestled amidst the enchanting landscape of Sutherland, The Gate House enjoys a privileged position at the entrance to Aultnagar Lodge, between the villages of Lairg (5 miles north) and Bonar Bridge (5 miles south). Immersed in the serenity of surrounding woodlands and in close proximity to the meandering River Shin, this idyllic location is a haven for nature enthusiasts, offering an abundance of opportunities for outdoor exploration and adventure.



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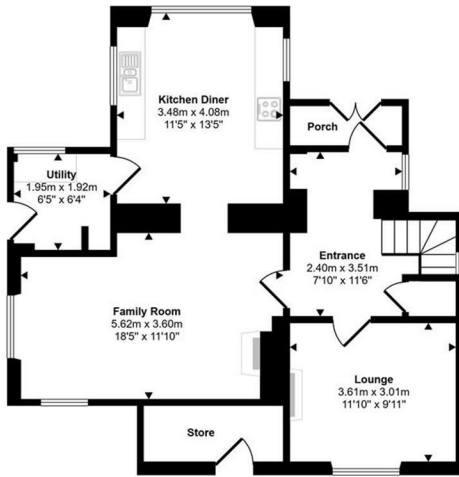
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Approx Gross Internal Area  
172 sq m / 1852 sq ft

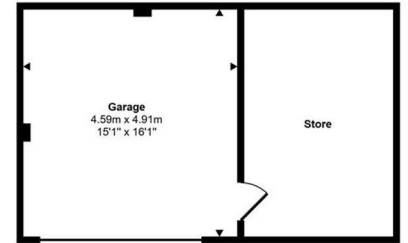


Ground Floor  
Approx 70 sq m / 754 sq ft

Denotes head height below 1.5m

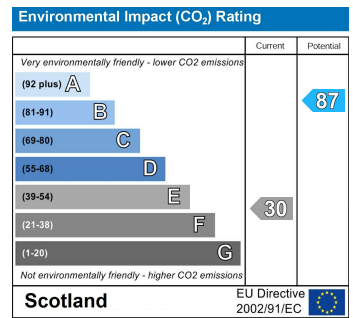
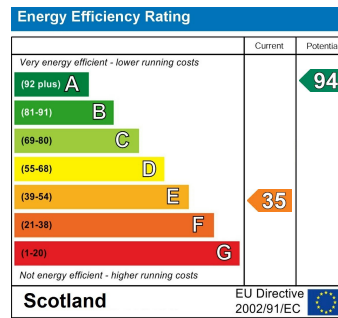


First Floor  
Approx 63 sq m / 677 sq ft



Outbuilding  
Approx 39 sq m / 421 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**PRS**  
Property Redress Scheme

**Living Wage**  
Foundation

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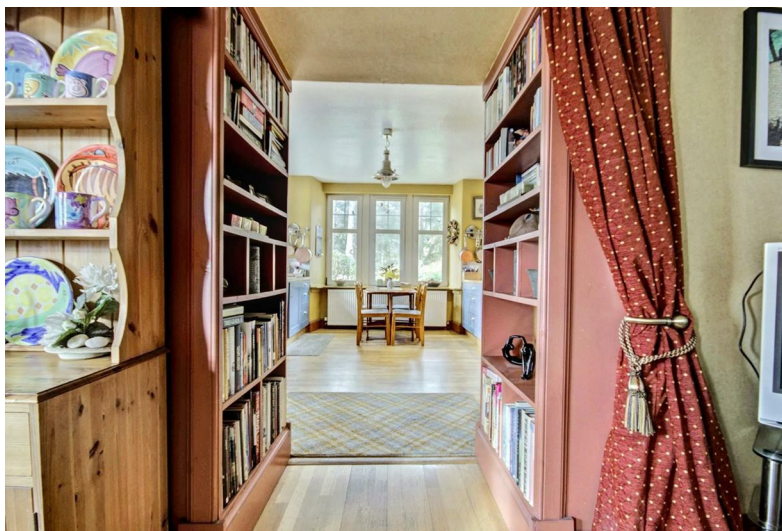
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**Council Tax**  
Highland Council  
Band D

**Tenure**  
Freehold

**Entry**  
By mutual agreement

**Viewing**  
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Moves on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)



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