

Learig Lower Toroboll

Lairg, Sutherland, IV27 4DH

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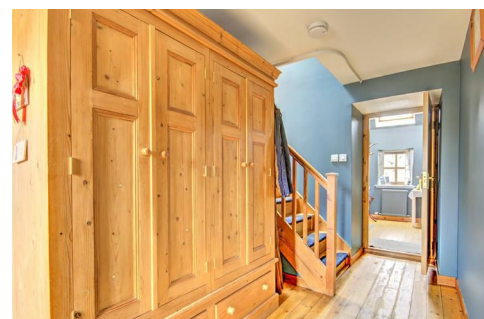
Offers Over £275,000



Situated just a mile south of the charming village of Lairg, this delightful detached house offers comfortable and tranquil living. Currently configured as a three-bedroom home, it's ideal for families or those needing guest or office space. built 1900 and extended 2002.

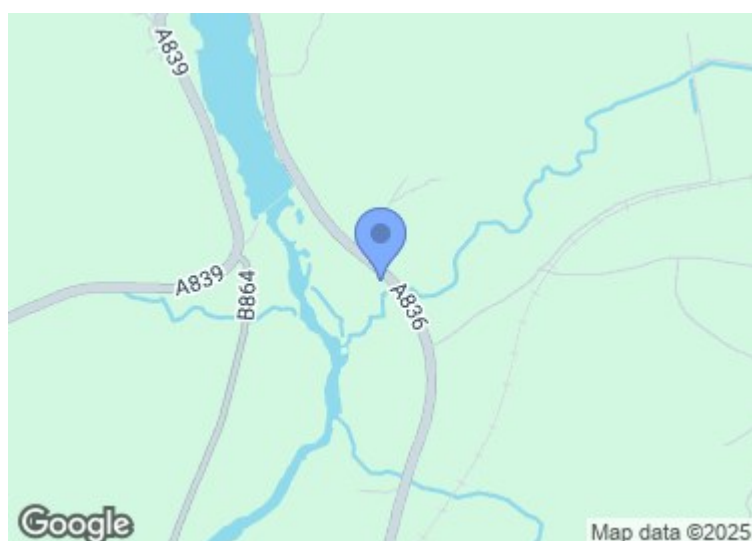
Offering a unique opportunity, Learig features a characterful two-bedroom traditional cottage alongside a self-contained one-bedroom apartment. This flexible layout allows for dual living or easy conversion into a spacious four-bedroom single dwelling.

This is a wonderful opportunity to settle in a peaceful community and enjoy a spacious family home with appealing features and an idyllic setting.





- 3/4 Bedroom Cottage
- Character Stone Cottage
- Driveway & Off-Street Parking
- Large Garden with Outbuildings
- Rural Location in the Heart of Sutherland
- Income Opportunity
- Oil fired Central Heating



PRS
Property Redress Scheme



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HALL

14'11" x 6'3"

Stepping through the front door, you are welcomed into a spacious hallway. To the right lies the inviting lounge, while a left turn leads to the open-plan kitchen/diner. Continuing through to the rear hallway provides access to the principal bedroom, a convenient shower room, and a practical utility room. Stairs from the main hallway lead to the first floor.

LOUNGE

13'3" x 12'1"

Stepping into the lounge, you are immediately struck by its cosy ambiance. The room features beautiful pine floorboards and a delightful multi-fuel burner, which sits on a slate hearth with a decorative mantle and surround, creating a wonderful focal point.

KITCHEN/DINER

13'1" x 14'5"

The kitchen/diner offers a practical and social space. Three walls are fitted with a range of base and wall units, providing ample storage. There is dedicated space for a range cooker, dishwasher, and fridge freezer. Furthermore, the room comfortably accommodates a kitchen table and chairs, making it ideal for everyday meals and entertaining.

HALLWAY

8'7" x 11'0"

from the hall, you'll find the rear hallway, providing a convenient exit point. From this hallway, a corridor extends to the practical utility room, a dedicated study, the principal bedroom (bedroom 1), and the well-appointed shower room.

BEDROOM 1

13'9" x 11'0"

A well-proportioned double bedroom. The window in this room offers lovely views across the adjacent fields and the rolling hill in the distance. The room is finished with a wooden floor, adding to its character.

SHOWER ROOM

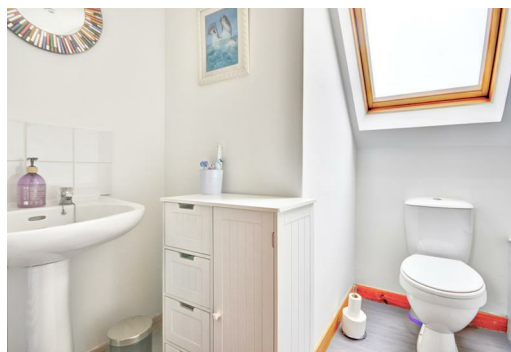
7'2" x 6'4"

The nearby wetroom is a particularly spacious and convenient facility. It features an electric shower, a classic white pedestal basin, and a w/c. The inclusion of wetroom flooring ensures practicality, while a Velux window allows natural light to flood the space.

STUDY/OFFICE

7'11" x 7'3"

Currently configured as an office or study, it provides a dedicated workspace. Alternatively, it could easily be transformed into a nursery. A significant feature is the glass door that leads directly out to the rear garden, creating a lovely connection to the outdoors.



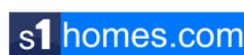
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UTILITY

8'1" x 7'6"

This useful space features a storage cupboard with ample shelving, providing excellent storage solutions. There is also a sink with a worktop area, offering a convenient space for various tasks, along with dedicated space and plumbing for a washing machine.

FIRST FLOOR

Ascending the staircase from the main entrance hall, you arrive at the first floor. This level comprises two good-sized double bedrooms and a family bathroom. The landing area itself presents a valuable asset, offering enough space to establish a functional home office area or to install additional storage units, enhancing the practicality of the first floor.

BEDROOM 2

13'6" x 10'5"

The first of the double bedrooms on the first floor features a coombed ceiling, creating a cosy feel to the room. A dormer window provides natural light and offers views of the surrounding. The inclusion of a fitted carpet adds warmth and comfort underfoot.

BEDROOM 3

13'5" x 11'6"

The second double bedroom on the first floor mirrors the character of the first, also featuring a coombed ceiling and a dormer window. This room further benefits from a fitted wardrobe and airing cupboard, providing valuable storage space, and is also fitted with a comfortable carpet.



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BATHROOM

8'0" x 6'11"

The family bathroom on the first floor provides a comfortable and functional space. It features a three-piece white suite, including a bath with an overhead electric power shower and a convenient shower screen, a pedestal wash basin, and a w.c. A white heated towel rail adds a touch of warmth, while a Velux window ensures ample natural light and ventilation.

GARAGE & WORKSHOP

A double length garage and workshop is located to the side of the property and has a polytunnel next to it. A further wooden garden shed is to the rear of the property.

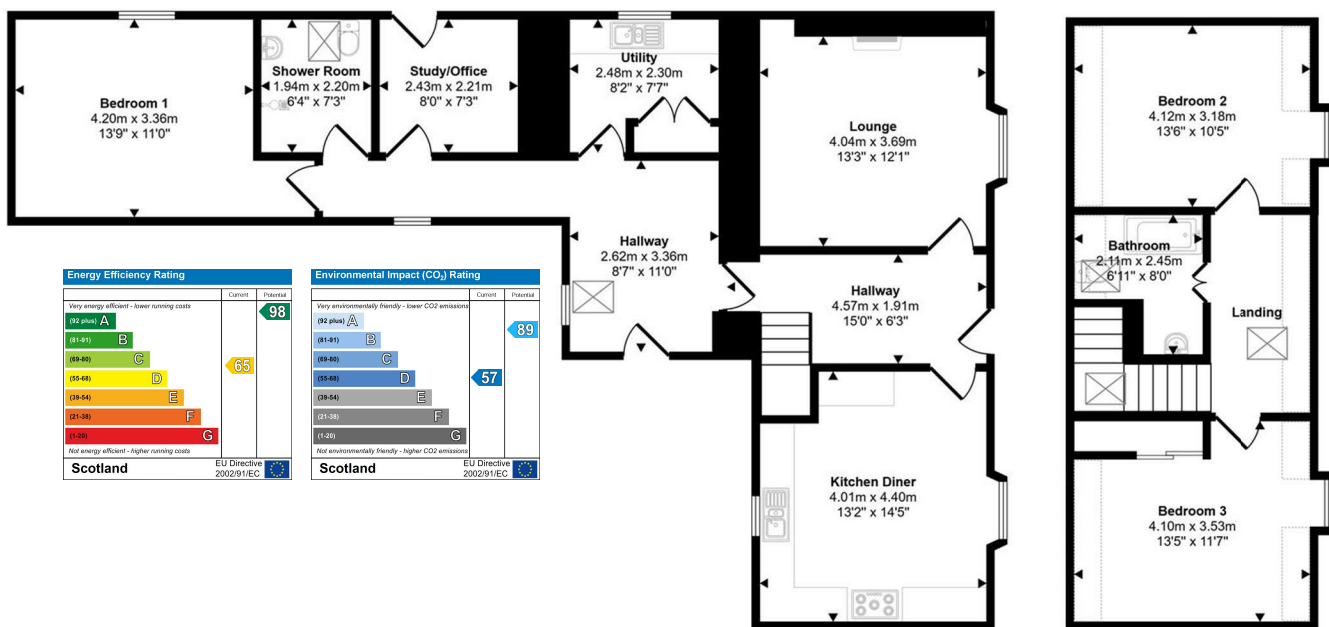
GARDEN AND DRIVEWAY

Externally, the property is nestled within well-established, level gardens that surround the home (0.3 acres approx). A private driveway provides ample turning space and parking for multiple vehicles. To the front of the property, a large south-facing patio offers a spectacular seating area, perfect for alfresco dining and barbecues, all while enjoying views of the surrounding countryside. Accessed directly from the Study/Office, another delightful garden area is laid to lawn, offering views across the neighbouring field. Adding further value to these fabulous outside spaces are a substantial shed/garage, a practical polytunnel, and a greenhouse, catering to a variety of outdoor needs.

LOCATION

Nestled in a rural location on the A836, between the villages of Bonar Bridge and Lairg, Learig offers the best of both worlds – peaceful countryside living with convenient access to local amenities. The charming village of Lairg is 1-mile north, providing essential services such as a primary school, convenience stores, a petrol station, restaurants, a hairdresser, and a medical practice. The active community in Lairg also benefits from the Lairg & District Learning Centre, which hosts various courses, events, and regular farmers markets. For nature lovers, the property's proximity to the meandering River Shin and the surrounding Sutherland landscape offers endless opportunities for outdoor adventure, including woodland trails for walking and cycling, and excellent options for hillwalking and kayaking.

Use What3Words to find the precise location of Learig [///important.proceeds.pillows](#)



Ground Floor
Approx 95 sq m / 1018 sq ft

First Floor
Approx 44 sq m / 470 sq ft

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Council Tax
Highland Council Band D

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of Learig, Lower Toroboll, Lairg, Sutherland IV27 4DH, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



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