

Keeper's Cottage

Dornoch, Sutherland, IV25 3JD

Offers Over £155,000

Monster
moves



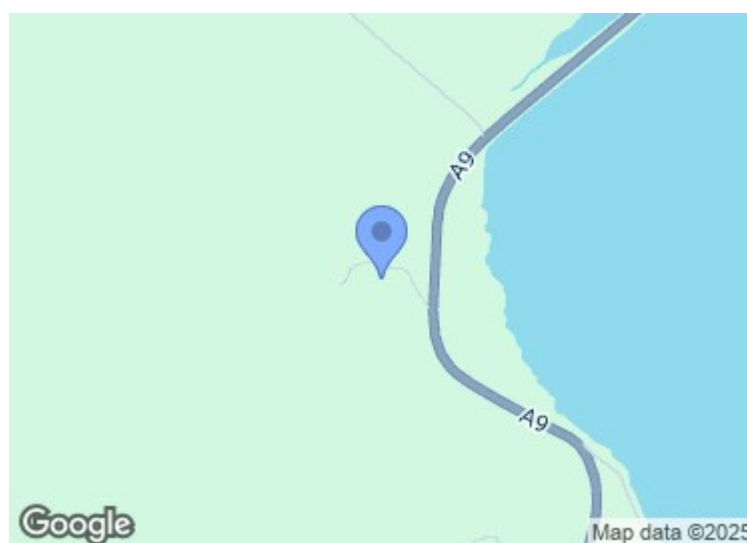
The Keeper's Cottage is nestled in Cambusmore Estate on the hillside of Loch Fleet on the east coast of Sutherland. This property is a chocolate box character cottage and is waiting on the people to have the vision to turn this into a magnificent home. The present owners have instructed an architect to create plans for a new extended home and been approved for planning and building warrant, which can be viewed along with the home report on request or at Highland Council Planning Ref. 23/05983/FUL

Please note this is a full renovation project. There is no further land available with this property.





- 3 Bedroom Cottage
- Renovation Project
- Rural Location
- Country Cottage
- Planning reference 23/05983/FUL
- No further land is available



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
sales@monster-moves.co.uk
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Sutherland - 01408 525001
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PORCH & HALLWAY

11'9" x 14'1"

The entry porch is built of bricks with windows and partial glass door then leads into the hallway of the property. As this property was being renovated it has the wall down between the stairs and hall.

SITTING ROOM

14'1" x 11'9"

The sitting room has dual aspect windows and a fireplace presently blocked over. An alcove to the side and laminate flooring.

DINING ROOM

13'1" x 14'1"

The room has a fireplace awaiting a surround, underlay is on the floor and traditional doors



LOUNGE

29'6" x 14'1"8'6" x 11'5"

A large room to the side of the cottage which is timber construction and timber clad. Light floods in through the windows and french doors. a log burner is to one end of the large room.

A door leads through to the rear of the property which takes you through the utility, boot room and then into the kitchen.

KITCHEN

The kitchen has wall and base units and a Belfast sink, a dishwasher and oven and hob.



UTILITY

7'10" x 7'10"

Located off the kitchen a useful space for laundry and boot room.

W/C

7'10" x 3'3"

A room with a w/c in situ.



SHOWER ROOM

6'6" x 9'10"

FIRST FLOOR, 3 BEDROOMS & BATHROOM

On the first floor are three bedrooms with traditional coombed ceilings, two are at the front of the cottage and one to the rear along with the bathroom.

BEDROOM 1

8'2" x 11'9"

BEDROOM 2

8'2" x 11'9"



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BEDROOM 3

7'6" x 9'10"

Fireplace in situ.



BATHROOM

4'7" x 7'2"

ADDITIONAL INFORMATION

Presently has use of the Big house's septic tank. The new owner of Keeper's Cottage must obtain their own one in the future

Property in need of renovation

There is no further land for sale with this property.

No outbuildings on the site.

LOCATION

The property is situated in a rural position approximately six miles to the north of the coastal town of Dornoch where a full range of local facilities and amenities are available. It is situated within the grounds of Cambusmore Estate and is accessed via a private access road from the A9 Inverness to Thurso trunk road. Located just off the NC500 Route and close to Royal Dornoch Golf Course

WHAT3WORDS ///workshop.mountains.live



DIRECTIONS

Heading north on the A9 go passed Cambusvie heading towards The Mound after the resurfacing works take the first turning left to Cambusmore and Keeper's Cottage is on your left

Please do not rely on postcode in this area best to use

WHAT3WORDS ///workshop.mountains.live

PLANNING REFERENCE

Planning reference number for Highland Council Planning is

23/05983/FUL and Building warrant reference 24/00614/DOM3



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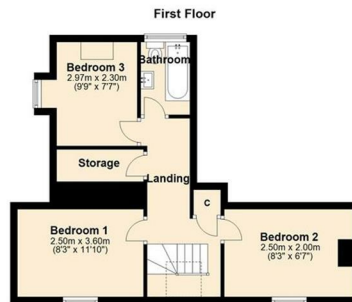
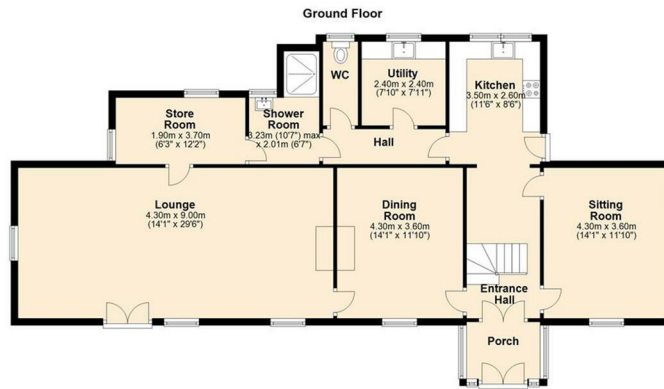


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Council Tax

Highland Council Tax Band C

Tenure

Freehold

Entry

By mutual agreement

Viewing

To arrange a viewing of Keeper's Cottage
Cambusmore, Dornoch Sutherland IV25 3JD, please
contact Monster Moves on 01408 525001 or email
sales@monster-moves.co.uk



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



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