

# Pitmaduthy Farm House

Kildary, Ross-shire, IV18 0PA

Offers Over £220,000

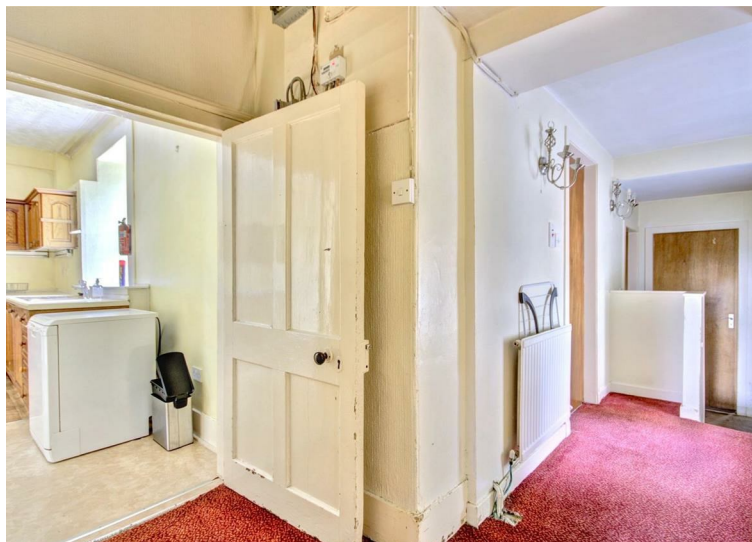
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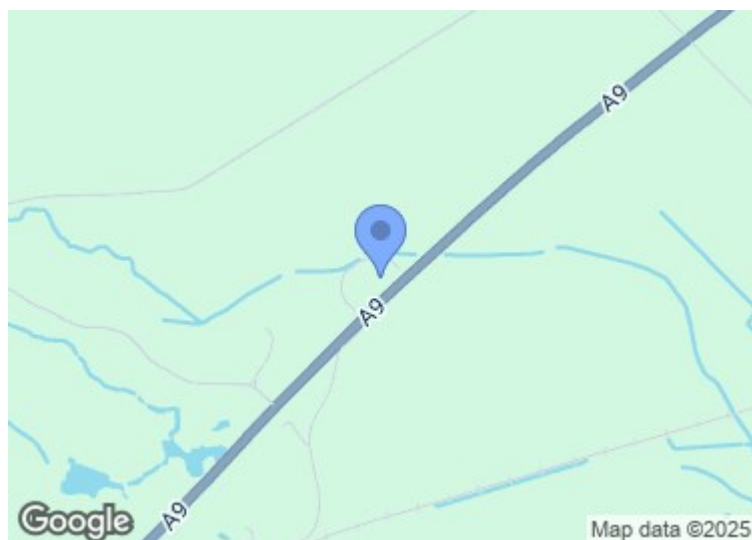
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This deceptively spacious stone built Farmhouse ( 203 sq m ) has high ceilings, original coving and skirtings. Although the property is in need of some attention the character of the property shines through. With some attention, this property could be a magnificent family home with an easy commute to Inverness.





- 4/5 Bedroom Detached Farm House
- Double Garage
- Private Driveway and Parking
- Large Mature Garden
- Close to Towns and Amenities
- 1 Acre Paddock
- 30 miles North of Inverness



**PRS**  
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG  
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## HALL, STAIRS & LANDING

On entering this property the openness of the hall with the grand staircase and original archway giving the hall a grandeur.

## RECEPTION ROOM

15'3" x 14'3"

Turn right into the reception room, a room that has an open fireplace (presently covered up) and an alcove with shelving and cupboard below. Still has the original coving and door.

## DINING ROOM

15'0" x 14'0"

Turn left into the dining room with its high ceiling and original features. an open fireplace and alcove to the side. Another door leads into the kitchen.



## LOUNGE/BEDROOM 5

15'5" x 11'8"

This room is called the lounge but could also be an office or fifth bedroom. It has an open fireplace and alcove to the side.

## KITCHEN

15'1" x 11'8"

A good sized farmhouse kitchen with base and wall units and an oil boiler. Laminate flooring. Door leads to the rear hall.

## BEDROOM 3

13'0" x 10'9"

At the rear of the property is bedroom 3 and has an access to the extension attic space.

## BATHROOM

7'3" x 6'11"

The bathroom comprises a white three piece suite with basin with vanity unit, w/c and bath with overhead electric shower.

## CLOAKROOM

7'3" x 4'2"

Beside bedroom 3 is a cloakroom with w/c and wash basin

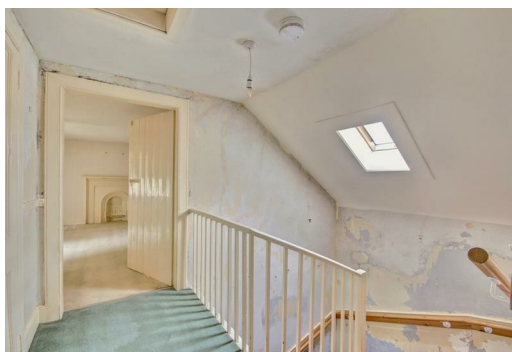
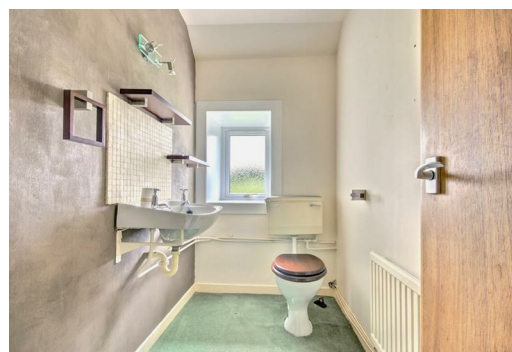
## REAR LOBBY

7'6" x 3'3"

At the rear of the property is a lobby with an external door that leads to the rear garden. There is space for outdoor garments.

## FIRST FLOOR

The grand stairs lead to the first floor, with a skylight above the stairs. Attic access from the landing.



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#### BEDROOM 1

15'0" x 18'4"

A spacious bedroom with coombed ceilings and window looking to the front garden. An original fireplace is still in situ.

#### BEDROOM 2

13'7" x 18'4"

A spacious bedroom with coombed ceilings and window looking to the front garden. An original fireplace is still in situ.

#### BEDROOM 4

9'3" x 6'11"

A room between bedrooms 1 and 2 with a velux window, this could be converted to a bathroom (with appropriate building consents) to service bedrooms 1 & 2.



#### GARDEN & GARAGE

The farmhouse sits within a large plot and driveway leading to it. A feature, is the monkey puzzle tree in the centre of the driveway in front of the property. The garden has mature trees and hedging and laid to grass. Various parts are fenced off and there is hard standing for a Summerhouse or static caravan. A detached modern steel portal frame garage that sits on a concrete base and has two roller doors, is located within the garden grounds. A timber shed and woodstores are left in situ. There is a 1 acre paddock to the rear of the garage accessed via a gate.

#### LOCATION

Located along the A9 between Alness and Tain, this original farmhouse is remote but yet close to local amenities which are in the towns of Tain Alness and Invergordon. Schooling is at these towns along with public transport (Train and Bus Links). Just a couple of miles to the east coast and the waters edge, and another 2 miles on to the seaboard villages of Hilton, Balintore and Shandwick and its harbour and sandy beach.

What3words ///transmit.toads.miles



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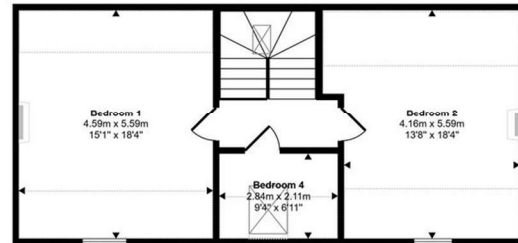
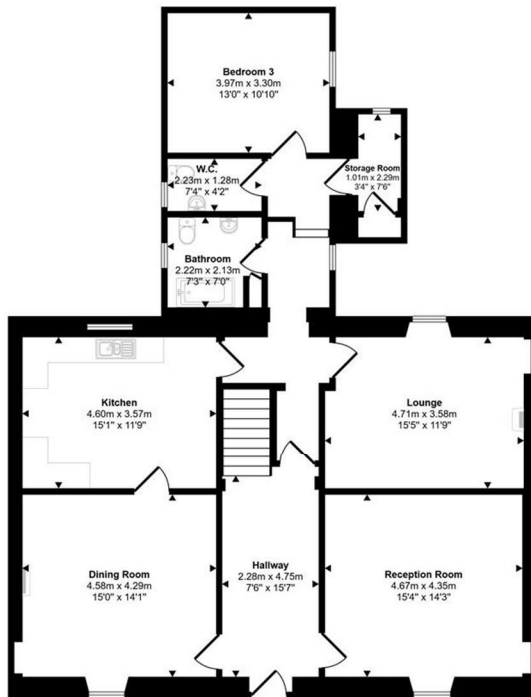
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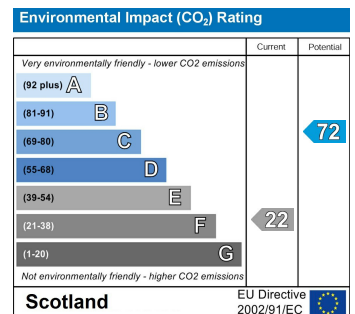
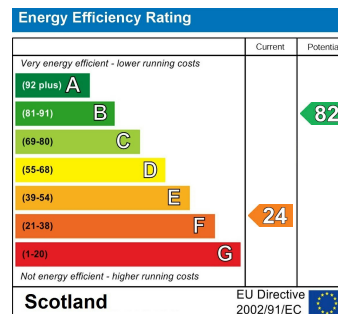
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Approx Gross Internal Area  
399 sq m / 2249 sq ft



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 Snaggy 360.



**PRS**  
Property Redress Scheme

**Living Wage**  
Foundation

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### Council Tax

Highland Council Tax Band D

### Tenure

Freehold

### Entry

By mutual agreement

### Viewing

To arrange a viewing of Pitmaduthy Farmhouse, Kildary, Invergordon, Ross-Shire, IV18 0PA, please contact Monster Moves on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)



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