



Harbour House, Harbour Street, PORTMAHOMACK, IV20 1YG

Offers Over £300,000

REF: 60389





description

Harbour House offers a rare opportunity to purchase a unique, characterful seafront, four bedroom, three reception property, with unparalleled views, in the highly popular and picturesque village of Portmahomack. Close to all the village amenities, it is also within easy commuting distance of the Royal Burgh of Tain, Inverness City and Airport. Built in the 1850's as the Harbour Master's House, the property has been sympathetically upgraded and extended to create a spacious family home or investment opportunity.

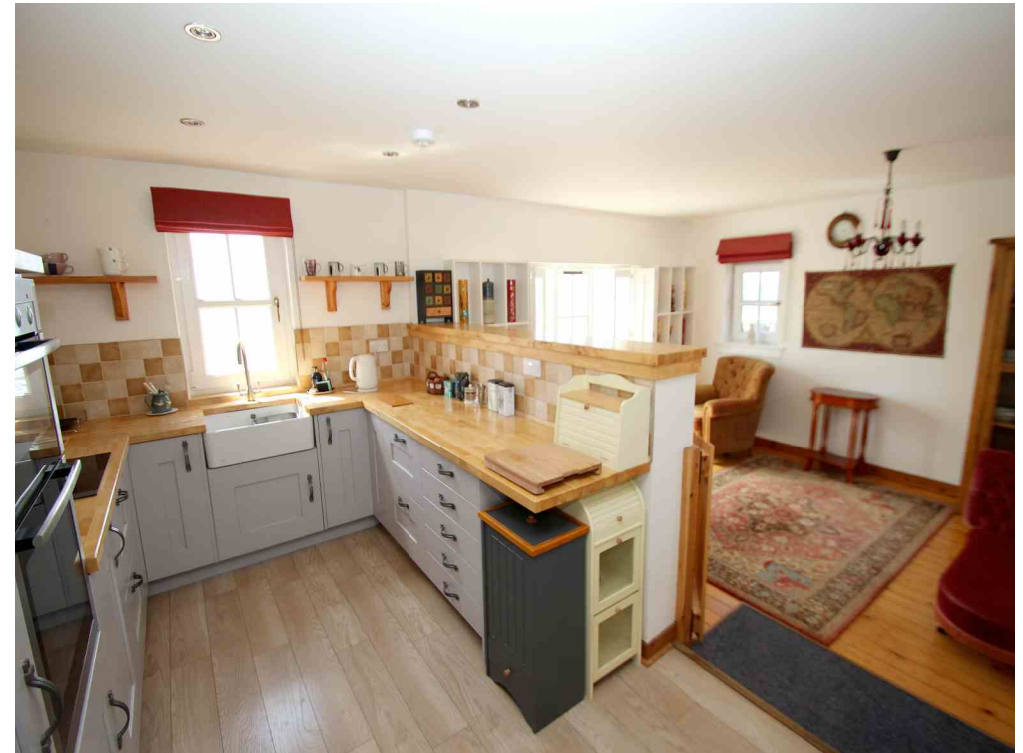
The property benefits from double glazing, Rointe electric central heating, a multi fuel burner with back boiler, an easily maintained, private, walled rear garden and almost every room has the most stunning, uninterrupted views over the Dornoch Firth, the Harbour and the gorgeous Portmahomack Bay. With ample storage and very well proportioned, light and airy rooms, this property represents an ideal home for someone looking for a seaside, village lifestyle, with nearby, excellent town facilities. Only by viewing can you fully appreciate this charming property and truly enviable location.

The accommodation consists of: An entrance vestibule; Inner hallway with wood flooring and under stair cupboard; A double aspect lounge, with wonderful views over the Harbour and Firth, with a multi fuel burner providing an additional focal point; A formal dining room/bedroom 5, with wooden flooring and an ornamental fireplace; A well appointed kitchen, with a selection of wall and base units, complementary work tops, integrated double ovens and hob, Belfast sink, fridge freezer and an informal dining area, with door opening to the rear garden; the kitchen is open plan to the Family room, which has wood flooring, and is an especially light and airy room, due to the triple aspect, overlooking the Harbour to the beach, down the Firth, both with their ever changing views and sightings of dolphins, seals and seabirds; Utility room with washing machine, tumble drier, freezer and ceiling clothes drier; Cloakroom, comprising WC and wash hand basin. On the upper floor is the bright and spacious, double aspect master bedroom with jack and jill en-suite facilities; Three further good sized bedrooms, one currently used as a study; And a family bathroom comprising three piece suite in white with electric powered shower to bath.

There is a small area of garden to the side of the property, mainly laid to grass, while the easily maintained, fully enclosed, walled rear garden is laid to lawn with a patio area, where one can sit and enjoy the sunshine of Portmahomack's own microclimate or watch the magnificent sunsets, on long summer nights. There are two sheds and a woodstore. Ample on-street parking is available to the front of the property.

Portmahomack, in the Ross-shire area of Scotland, is known for its stunning setting. The village is a highly popular tourist destination, with a wide, sandy beach, rocky coves and its harbour. It has a wide range of activities on your doorstep, including sailing, kayaking, water ski-ing and fishing. Whilst walkers have beach walks and the coastal path to the Tarbat Ness lighthouse. There is also a nine hole golf course. Facilities in the village cater for daily requirements and include a General store, Post Office, restaurant, cafe, local hostelry, craft and art gallery. The community hall has a lively programme of concerts, exhibitions, ceildhs and a variety of classes. There is a pre-school and Primary School in the village with secondary pupils attending nearby Tain Royal Academy, to which there is daily bus transportation. The Royal Burgh of Tain is approx 10 miles away and offers excellent facilities, including 4 supermarkets, Banks, GP Surgeries, Dental Practices, independent High Street shops, cafes, restaurants and retail outlets. There are regular train and bus services to Inverness City and Airport and the North.

Inverness City, the main business and commercial centre in the highlands is within 45 mins commuting distance and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



Entrance Vestibule	2.25m x 1.06m (7'5 x 3'6)
Hall	2.87m x 2.72m (9'5 x 8'11)
Utility Room	3.74m x 1.97m (12'3 x 6'6)
Kitchen	7.16m x 2.47m (23'6 x 8'0)
Dining Room	4.37m x 3.18m (14'3 x 10'5)
Lounge	4.40m x 4.18m (14'5 x 13'9)
Family Room	3.81m x 3.39m (12'6 x 11'0)

Bedroom 1	4.44m x 3.15m (14'6 x 10'3)
Bedroom 2	4.49m x 3.47m (14'9 x 11'5)
Bedroom 3	3.54m x 2.91m (11'6 x 9'6)
Bedroom 4	3.92m x 2.52m (12'9 x 8'3)
Bathroom	2.98m x 1.69m (9'9 x 5'6)
Jack n Jill Shower Room	1.66m x 1.65m (5'5 x 5'5)
Cloakroom	1.49m x 0.89m (4'11 x 2'11)







General

Mains water, drainage and electric. Oil tank. All floor coverings, light fittings, blinds, fridge freezer, washing machine and tumble dryer are included in the asking price.

Services

Mains water, drainage and electric.

Council Tax

Council Tax Band E

EPC Rating

E

Post Code

IV20 1YG

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

TS/JD/DONN0042/0001

Price

Offers Over £300,000

Directions

From Inverness City, follow the A9 North passing Alness and Invergordon. At the next roundabout, take the first exit on your left signposted Tain. Continue to the top of the hill and further along, turn right signposted Portmahomack and Fearn. Continue into the village of Portmahomack and the property is the last house in the village on your right hand side.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.



