



BELOW HOME REPORT VALUE

Sydney Lodge and land, LAIRG, IV27 4ED

Offers Over £495,000

REF: 61010





description

Sydney Lodge is an impressive four bedroom property located just outside the village of Lairg in the heart of Sutherland. In immaculate condition throughout, the property offers a modern contemporary ambiance with a splash of countryside as it is set in approximately 7 acres of ground. Constructed by the current owners and finished to a very high standard, the property benefits from oil fired central heating, a large insulated and heated attic space which runs the length of the house, currently utilised as recreational space, along with uninterrupted views of the surrounding countryside. With ample storage and well proportioned rooms, this property represents an ideal home for those looking for a quiet tranquil countryside location with nearby village facilities, while being within commuting distance of Inverness City and the Airport.

Only by viewing can you fully appreciate this spacious property and the potential it has to offer.

The accommodation consists of: entrance vestibule; inner hallway; kitchen with a good selection of base and wall mounted units, complementary worktops, island with breakfast bar for informal dining, integrated fridge, freezer and dishwasher, electric fired Belling Range cooker, floor level lighting, large store cupboard and glass doors opening to the conservatory which is currently utilised as a dining area; utility room with base and sink unit along with space for washing machine and dryer; triple aspect lounge allowing the room to flood with natural light and take advantage of the views; master bedroom with walk in wardrobe and en- suite facilities comprising a WC, wash hand basin and large mains fed shower with forest head and body spray; three further double bedrooms all with fitted wardrobes; shower room comprising a WC, wash hand basin and large walk in mains fed shower with forest head & body spray; family bathroom comprising a three piece suite in white plus an enclosed mains fed shower. From the rear hallway, there is a fixed access which leads to the attic space which is currently used as recreational space but offers potential for further development with many configurations of living space, such as four bedrooms, given the necessary planning consents.

Externally the property sits in approximately 7 acres of ground, mainly laid to grass with some mature trees, shrubs and bushes. The land is of decent quality offering potential for equestrian pursuits, productive gardening, recreational activities, holiday pods etc again given the necessary planning consents. A gravelled driveway leads to a parking/turning area and on to the garage which has light, power, attic storage and remote controlled door. There are also two carports, garden shed, wood shed and paved patio area, ideal for al fresco dining or where you can sit and enjoy the sunshine in your tranquil surroundings.

The village of Lairg, a few minutes away, offers excellent facilities including a general store, Tweed shop, mobile bank, Post Office, petrol station, hotels, award winning cafe, health centre, dentists and community centre offering a good variety of village activities. There is also a monthly Community Market, along with a railway station and bus service both North and South. Education is provided at Lairg Primary School or Golspie or Dornoch High School to which a bus service is provided daily. The Royal Burgh of Dornoch is approximately 24 miles away and offers additional facilities including a range of bespoke retail outlets, championship golf course and delightful beach.

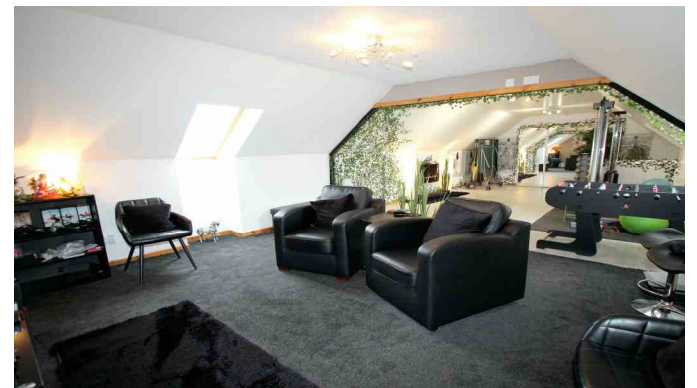
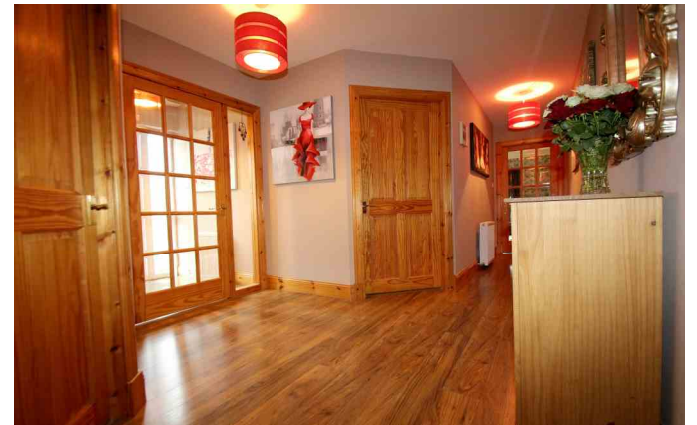
Inverness, the main business and commercial centre in the Highlands, is approximately a 1 hour's drive away and offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond.



Entrance Vestibule	1.83m x 1.64m (6'0 x 5'5)
Hall	8.96m x 3.01m (29'5 x 9'11)
Kitchen	7.66m x 4.32m (25'2 x 14'2)
Utility	3.35m x 1.81m (11'0 x 5'11)
Lounge	7.50m x 4.32m (24'6 x 14'2)
Conservatory	4.14m x 3.56m (13'6 x 11'8)
Bedroom 1	3.65m x 3.30m (12'0 x 10'9)
En-suite	3.30m x 2.02m (10'9 x 6'8)
Walk-in Wardrobe	2.61m x 1.89m (8'6 x 6'2)
Bedroom 2	3.56m x 3.39m (11'8 x 11'0)

Bedroom 3	3.52m x 3.39m (11'6 x 11'0)
Bedroom 4	4.34m x 3.28m (14'3 x 10'9)
Family Bathroom	3.28m x 2.01m (10'9 x 6'6)
Shower Room	2.50m x 1.82m (8'2 x 6'0)
Rear Hall	2.63m x 1.55m (8'8 x 5'0)
Attic	16.89m x 4.61m (55'5 x 15'0)
Garage	6.16m x 4.54m (20'3 x 14'11)
Carport	9.65m x 2.84m (31'8 x 9'3)
Shed	7.17m x 2.91m (23'6 x 9'6)
Wood Shed	3.61m x 1.70m (11'9 x 5'6)







General

All floor coverings, blinds, integrated items and range are included in the asking price. Some other items of furnishings may be made available by separate negotiation.

Services

Mains water and electric, septic tank, oil tanks.

Council Tax

Council Tax Band G

EPC Rating

C

Post Code

IV27 4ED

Entry

By mutual agreement

Viewing

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

Reference

PFM/JD/OFFO0001/12

Price

Offers Over £495,000

Directions

From Lairg take the A836, pass the parking area on your right and take the 2nd right signposted Saval then next right up the hill, continue for approximately half a mile, and Sydney Lodge is on your right behind the grey wooden fence.

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



