

Rowallan, 329 Pittentrail

ROGART, SUTHERLAND, IV28 3TU



Charming four-bedroom detached home with historic character and flexible living space in a stunning Highland setting



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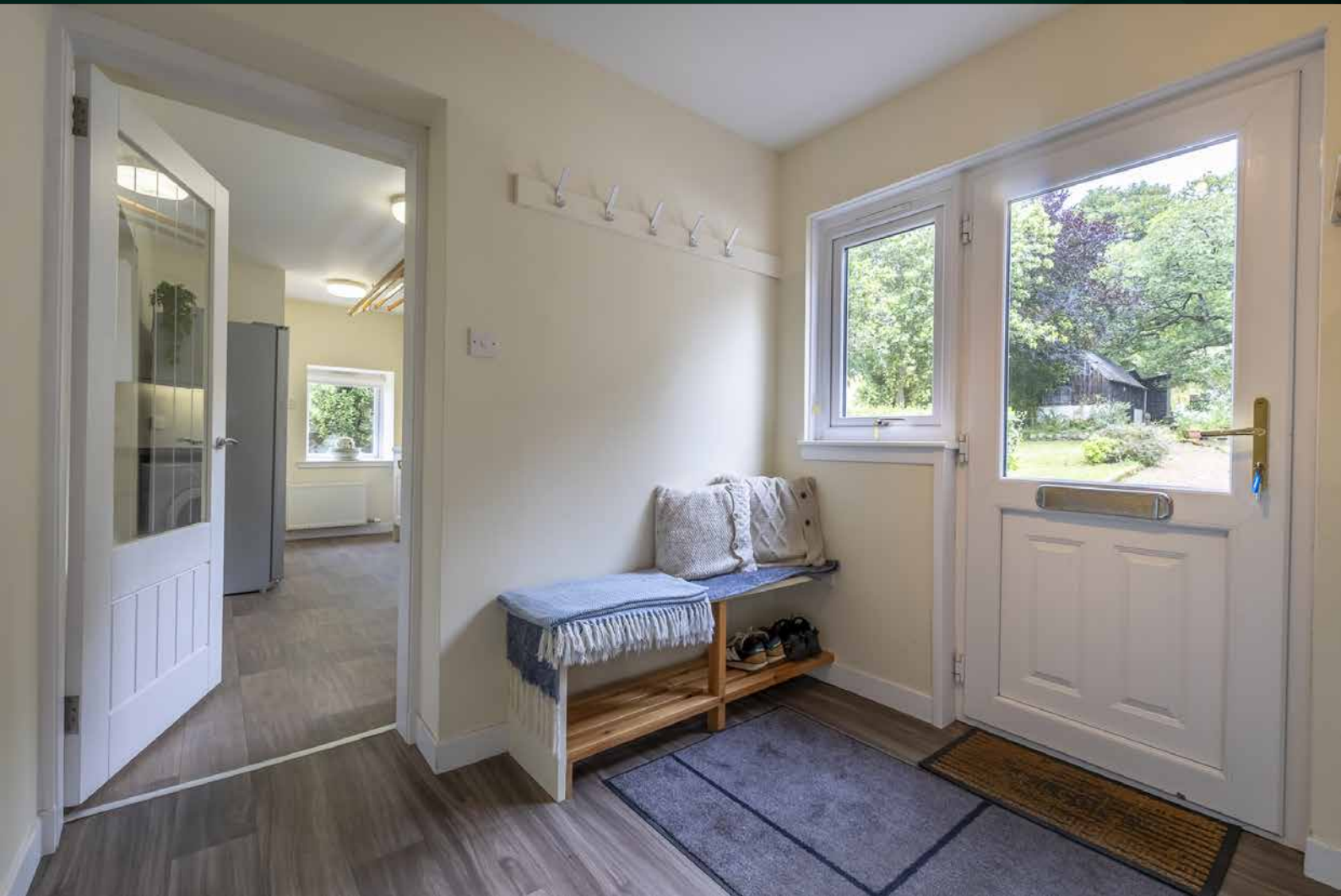


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Nestled in the heart of the village of Rogart, Rowallan is a unique and characterful four-bedroom detached home, rich in local history and formerly the village shop. This attractive property blends traditional charm with flexible modern living, making it an ideal family home, lifestyle property, or potential home business opportunity. Entering the market for the first time, this property has never been bought or sold and has remained in the same family for over 125 years.

THE BOOT ROOM



The ground floor offers highly versatile accommodation, perfect for a range of uses including home working, creative spaces, or additional living areas. The welcoming entrance leads into a practical boot room, ideal for country living, followed by a well-appointed kitchen which flows into a spacious and bright lounge diner, perfect for both entertaining and everyday living.

THE KITCHEN



a well-appointed kitchen which flows into a spacious and bright lounge diner



THE LOUNGE/DINER

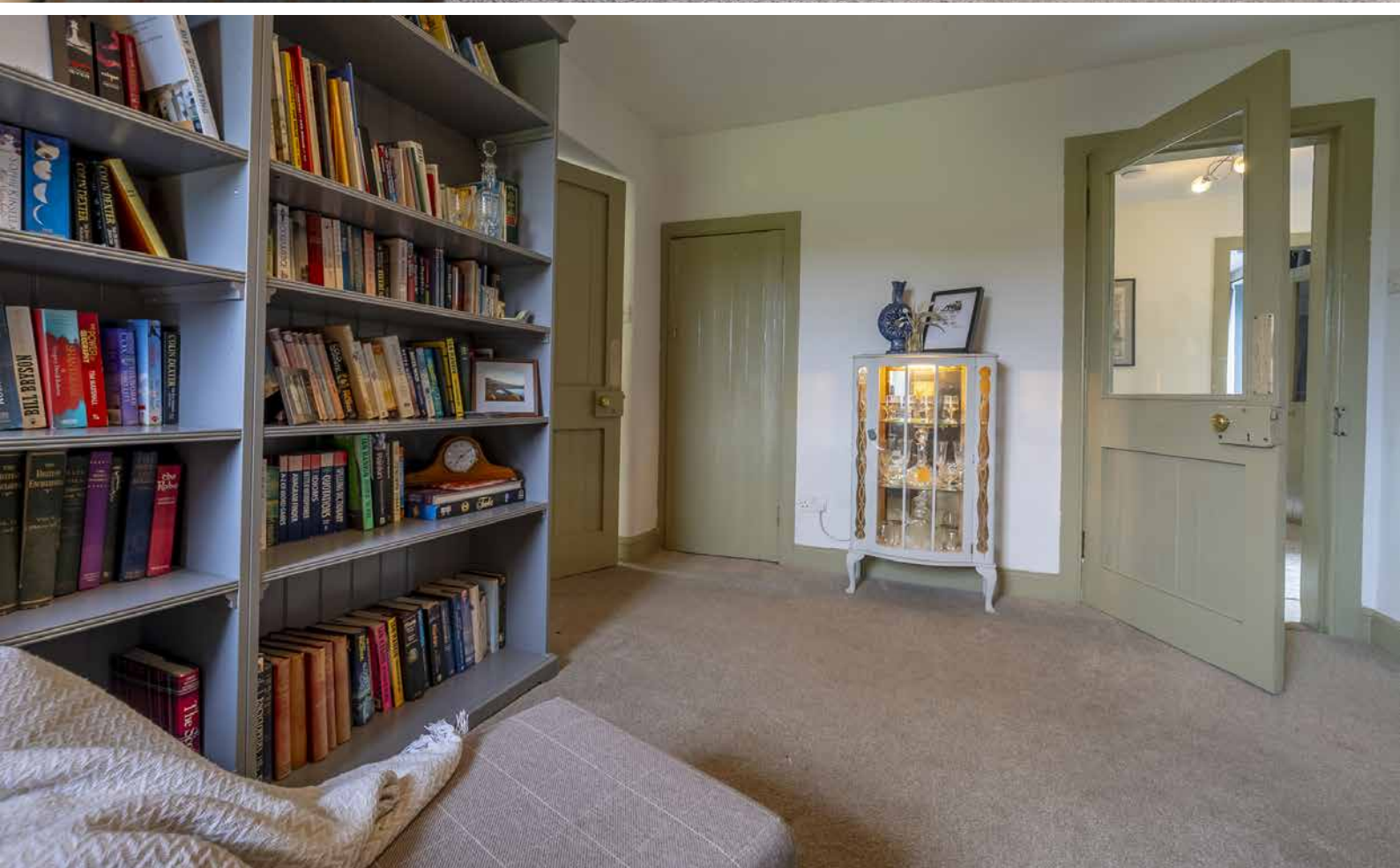


Further ground floor accommodation includes a shower room and three flexible reception rooms, currently arranged as a music room, reading room, and drawing room, offering excellent adaptability to suit individual needs. A useful utility room completes the ground floor.

THE DRAWING ROOM



THE READING ROOM



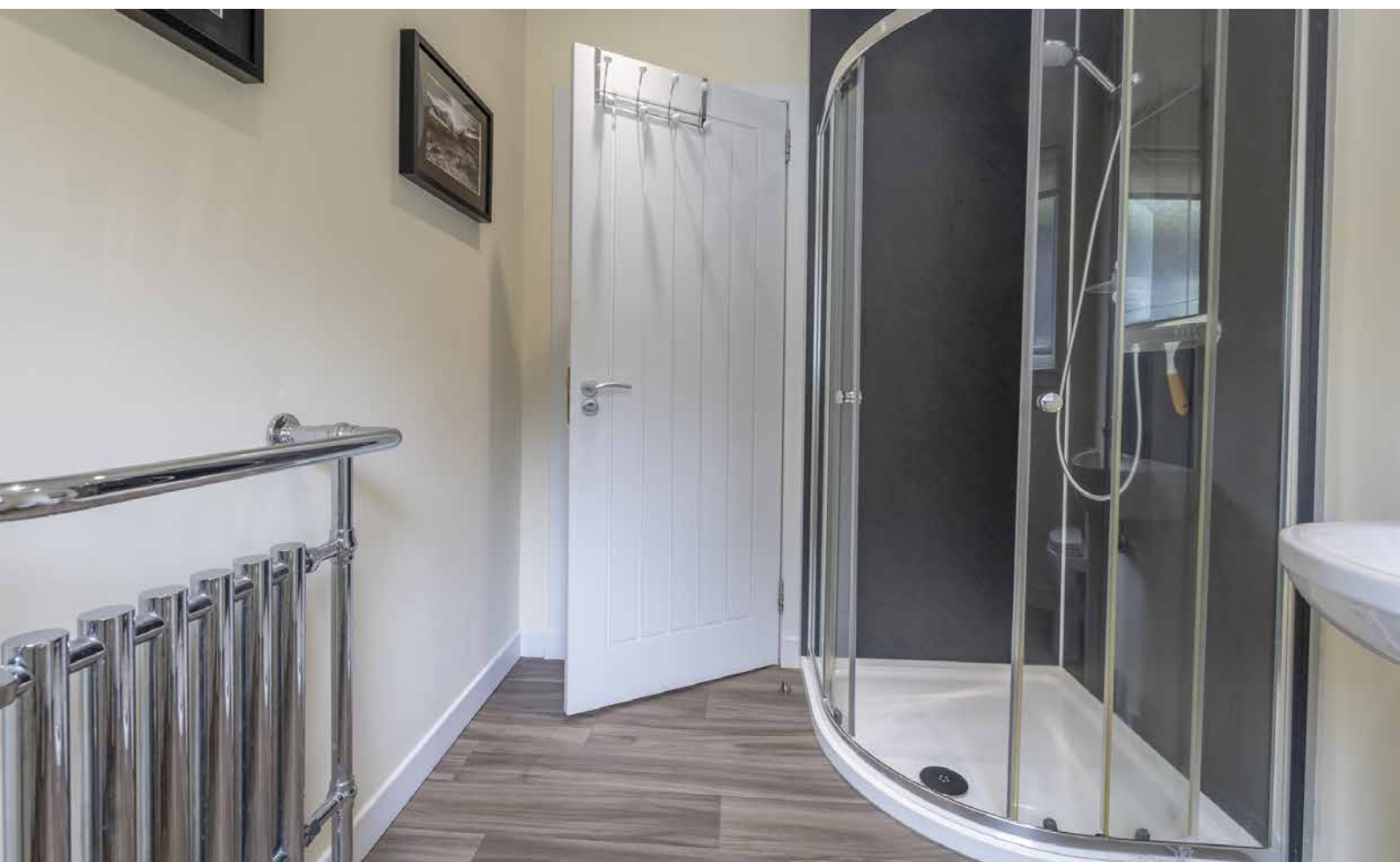
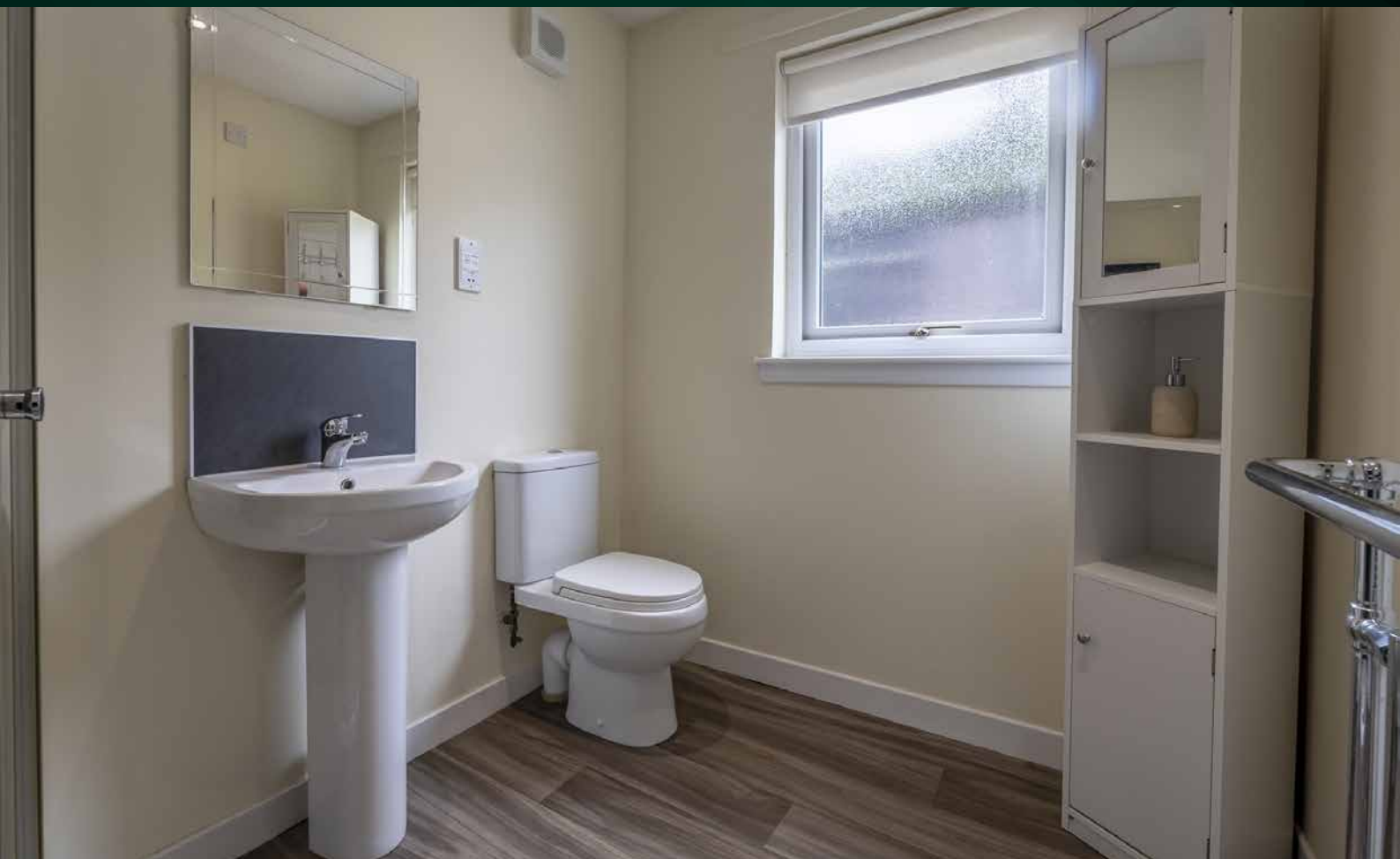
THE MUSIC ROOM



THE UTILITY ROOM



THE SHOWER ROOM





Upstairs, there are four well-proportioned bedrooms, providing comfortable accommodation for family and guests. A family bathroom with bath and WC is complemented by a convenient second WC, adding to the practicality of the home.

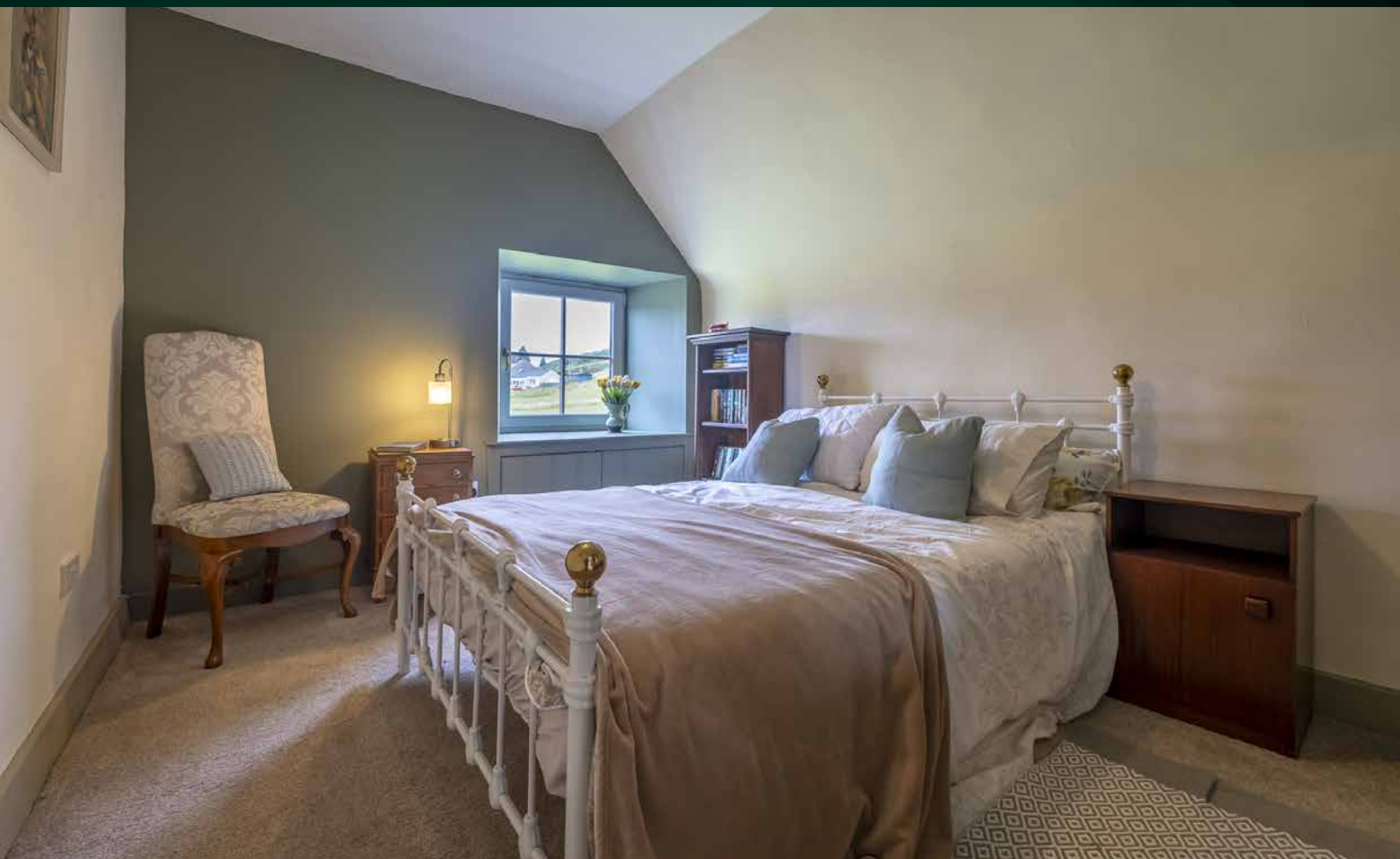
THE BATHROOM



BEDROOM 1



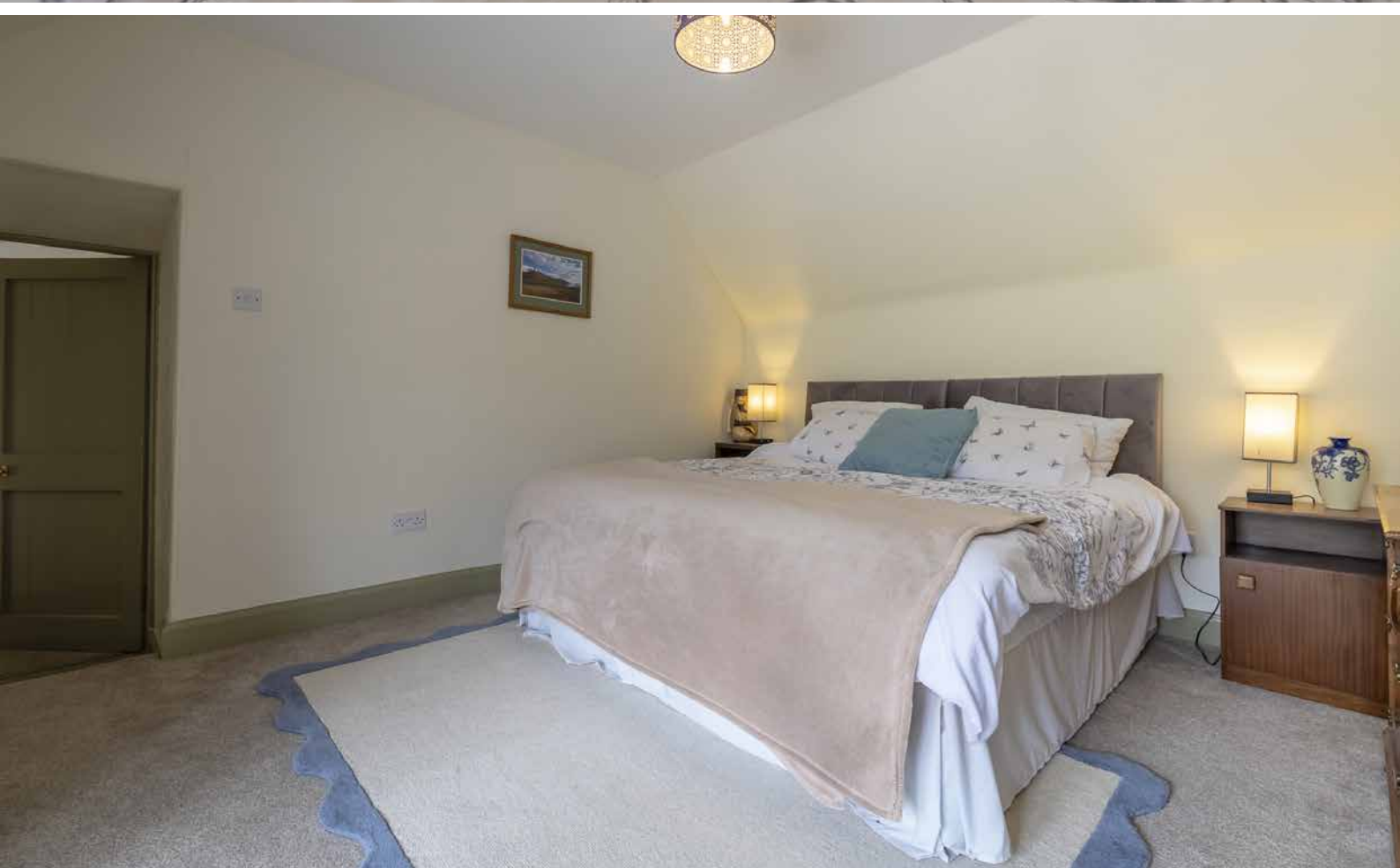
BEDROOM 2



BEDROOM 3



BEDROOM 4



Externally, the property benefits from well-kept front and rear gardens, mainly laid to lawn, providing a pleasant outdoor space. There is off-street parking for multiple vehicles, along with a detached garage, oil store, and workshop with two further storage sheds attached to the back, ideal for storage or hobby use.

EXTERNALS

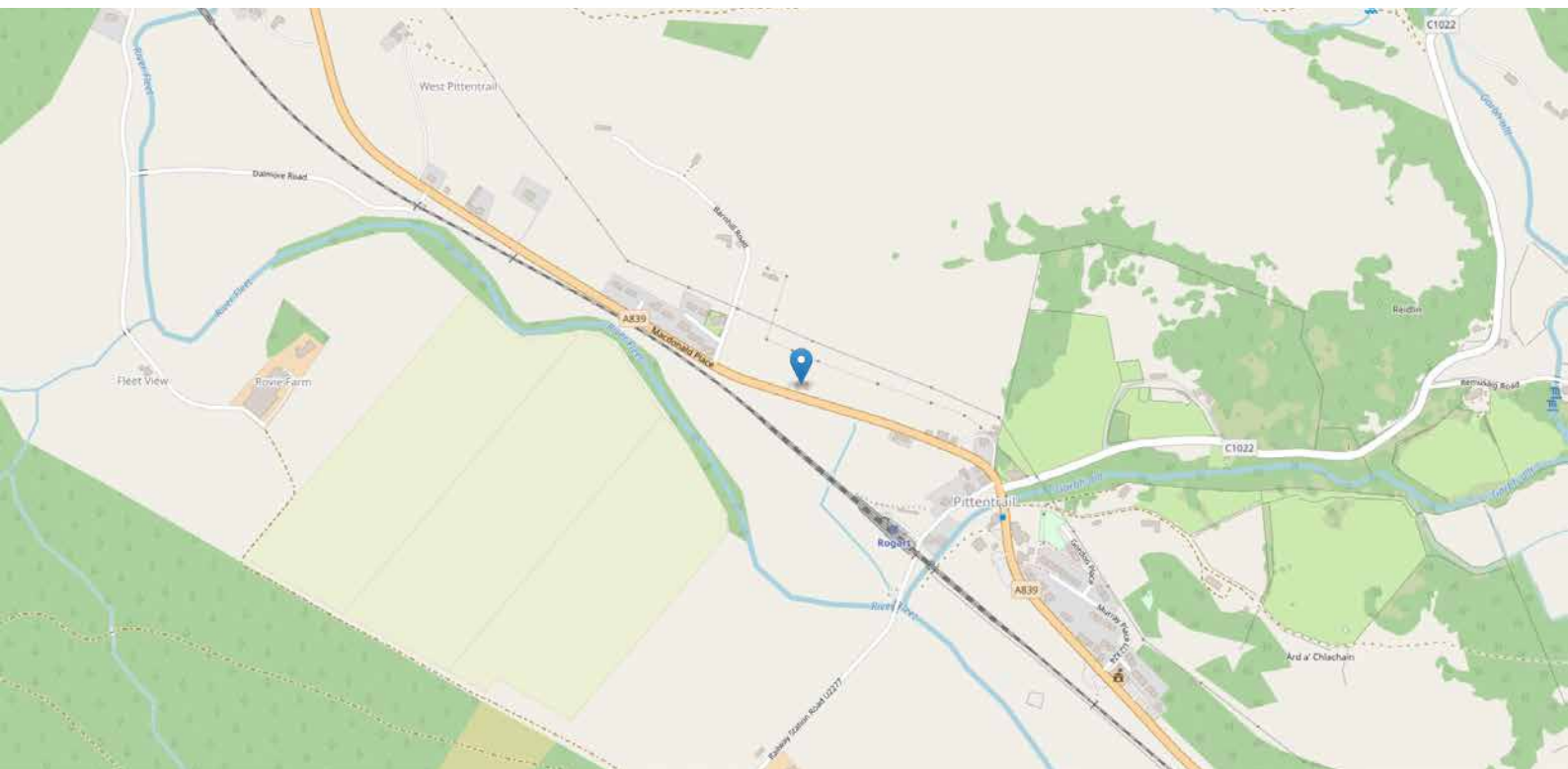


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 217m² | EPC Rating: E



THE LOCATION

Rogart is a small and peaceful Highland village set within the scenic countryside of Sutherland, offering a tranquil rural lifestyle surrounded by open landscapes, rolling hills, and natural beauty. The area is well regarded for its sense of community and unspoilt setting, making it an attractive location for those seeking a quieter pace of life.





Rogart provides everyday amenities including a primary school, village hall, and local services. The house is within minutes walking distance from Rogart Train Station, Rogart Shop and Pittentrail Inn

More extensive facilities can be found in the town Dornoch, 11 miles away, and the town of Golspie, approximately 8 miles away. Golspie offers a range of shops, supermarkets, cafes, a golf course, and access to the east coast beaches.

The area is well connected by road and rail, with Rogart Railway Station providing links along the Far North Line to Inverness and Wick. Inverness, the capital of the Highlands, is approximately 55 miles south and offers a wide range of retail, leisure, and transport connections, including an airport with regular UK and international flights.

Outdoor enthusiasts are particularly well served, with excellent opportunities for walking, cycling, fishing, and wildlife watching in the surrounding countryside. The nearby coastline and hills provide a stunning backdrop, making this an ideal location for those looking to enjoy the best of Highland living.



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