



Cloverdale, Achavandra Muir, Dornoch, Sutherland, IV25 3JA

Offers over £360,000

This charming four bedroom detached cottage offers a rare opportunity to acquire a traditional home located a short drive from the Royal Burgh of Dornoch. The current owners purchased the cottage in 1999 and have completely renovated and extended the existing cottage and steading to a very high standard, creating a delightful and spacious home with many attractive features. Enjoying a south facing aspect, this appealing property blends classic character and charm with modern comfort, featuring oil fired central heating as well as open fireplaces in the main living room and family room. The craftsmanship and precision is truly magnificent and only by viewing can this property and its peaceful location be truly appreciated.

Location

Offering a peaceful and idyllic highland retreat, this charming property is located on the outskirts of Dornoch, in the rural countryside of Achavandra, and benefits from open views to surrounding countryside and sections of coastline. The Royal Burgh of Dornoch is a historic town on the route of the NC500 scenic drive around the North Highlands. World renowned for its Championship Golf Course, Dornoch is the centre of East Sutherland's increasingly popular golf paradise which includes the iconic courses of Brora, Golspie and Tain as well as Dornoch's second course the Struie. Dornoch is ideally placed for outdoor activities and the area is famed for its beautiful coastline, award winning beach and high quality of life. The town itself has a good range of shops, restaurants and services including a health centre as well as a primary school and Academy. There is a squash court, gym and MUGA available in the town centre.



Entrance to the cottage can be accessed either through a modern, double glazed timber casement design front door which leads into the entrance hall, or there is separate access through stable doors, directly into the kitchen.

Entrance Hall

Allows access to living room and family room. Staircase leads up to the landing. Under-stair storage cupboard. Walls have been partially lined with tongue and groove wood panelling. Original wood flooring. Radiator.

Living Room

This attractive room enjoys many fine features including front facing bay window with traditional wood shutters and an open fireplace fitted with a mini range fire. Specially made fireguard. Walls have been partially lined with painted tongue and groove wood panelling. Access to dining room and kitchen. Solid wood flooring. Radiator.

Dining Room

Open from the lounge, this generous dining room is ideal for family gatherings, and enjoys rear facing window overlooking farmland with fitted wooden shutters. Walls have been partially lined with painted tongue and groove wood panelling. Solid wood flooring. Access through to the study.



Study

Allows access, through double external doors, out to the side of the property. Solid wood flooring. Walls partially lined with tongue and groove wood panelling. Wall mounted display book shelving. Radiator.



Kitchen

This quality fitted kitchen was newly installed in 2021 and has an expanse of wall and base units, including a variety of drawers, and incorporates a built-in electric hob and oven along with integrated dishwasher, washing machine, dishwasher, fridge and freezer, which have only been used a handful of times. Single sink and drainer with mixer tap. Ample work surface with matching upstand. Glass splash-back. Two radiators. High quality stable doors lead out to the front of the property. This bright kitchen enjoys a triple aspect, all with wood shutters, along with rear facing skylights, allowing plenty of natural light to enter. The ceiling is lined with painted wood panelling.

Family Room

Nicely proportioned and attractive room enjoying a front facing window with traditional wooden shutters. Solid wood flooring. A feature of this room is the open fire with wood mantel and Caithness slate hearth, allowing for a cosy focal point. The walls have been partially lined with painted tongue and groove wood panelling. Shelved recess. Wall display shelves. Radiator. Doors to rear hall and through to cloakroom.



Cloak Room

Amtico flooring. Double doors into storage area. Deep wall shelving. Radiator. Door through to WC.

WC

Comprising WC and wash hand basin. Side facing window. Amtico flooring. Radiator. Double doors lead through into a large cupboard housing a pressurised hot water cylinder.

Rear Hall

Originally the old steading, this wing of the property has been lovingly converted to a very high standard to enjoy two double bedrooms and shower room. Walls have been partially lined with tongue and groove wood panelling. Rear facing window with deep display sill and traditional wood shutters. Wall lights. Radiator. Wood flooring.

Bedroom

This quaint bedroom has lots of character and enjoys a front facing window fitted with traditional wood shutters and exposed beams and a small feature window. Walls are partially lined with painted tongue and groove wood panelling. Solid wood flooring. Door into fitted wardrobe with hanging rail and shelf.

Shower Room

Comprising WC, wash hand basin and fully tiled shower cubicle. Walls have been partially lined with tongue and groove wood panelling. Exposed beams. Fitted wall unit. Wall and ceiling lights. Front facing skylight. Heated towel rail. Radiator. Solid wood flooring.

Bedroom

Another quaint bedroom enjoys front and rear facing windows, both fitted with traditional wooden shutters. Built-in wardrobes with hanging rail and shelving. Exposed beams. Walls have been partially lined with tongue and groove wood panelling. Radiator. Solid wood flooring. From the entrance hall, a staircase leads up the first floor landing.



Landing

The landing has been fully lined with tongue and groove panelling, with hidden storage areas built in, and allows access to two further bedrooms and bathroom. A door leads into a cupboard allowing for further storage. Front facing Velux. Original wood flooring.



Bedroom

Enjoying a front facing window with open views across farmland towards the Dornoch Firth, this nicely proportioned bedroom has also been fully lined with tongue and groove wood panelling. Original wood flooring. Coomb ceiling which has also been fully lined with tongue and groove panelling. Cast iron fireplace with wood mantel. Wardrobe with hanging rail and shelf.



Bedroom

Fully lined with tongue and groove pine panelling this spacious room enjoys rear facing windows with open views across farmland. Solid wood flooring. Curtains. Radiator. Coomb ceiling. There are large hidden storage areas discreetly inserted behind the walls on both sides of the room.

Bathroom

This beautiful, spacious bathroom has been fully lined with tongue and groove pine panelling and comprises a built in vanity wash hand basin set in a wooden work top with generous storage under, WC and freestanding bath. Cast iron fireplace adds an extra feature to this stunning bathroom. Front facing window with light above. Heated towel rail. Shaver socket. Pull out shaver mirror. Original wood flooring.



Garage

A large block built detached garage is provided in the lower garden ground. There is a UPVC pedestrian door and side window along with a sectional electronic door.

Garden

The property sits in generous garden ground to the front, side and rear and are largely bounded by various fencing. An access track is provided off the A9 which leads to the property. Within the garden grounds there is a block built shed and wood store.

Council Tax Band

Band 'D'

EPC Band

"E"

Post Code

IV25 3JA

Services

Mains water and electricity.
Drainage is to a septic tank

Viewing

Contact the selling agents

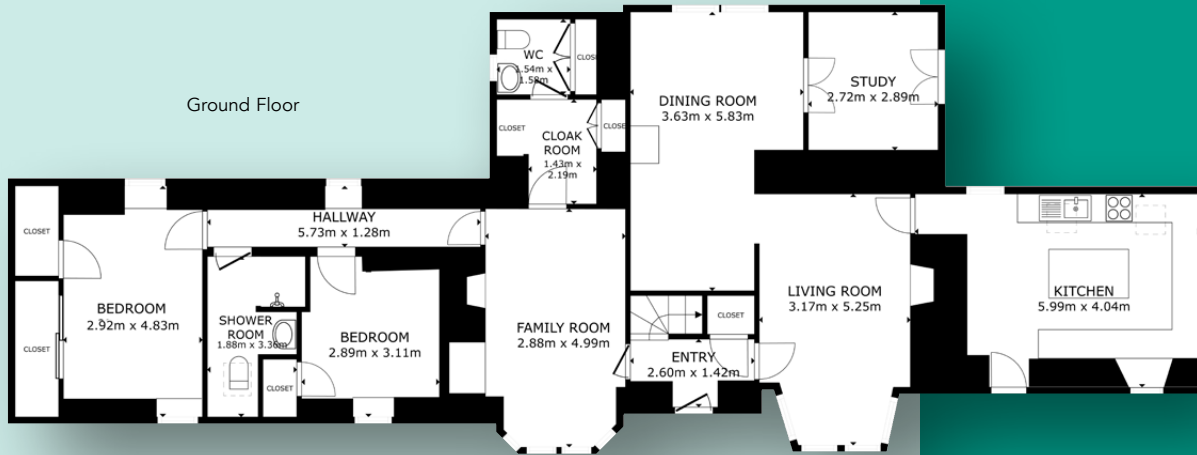
Entry

By Arrangement

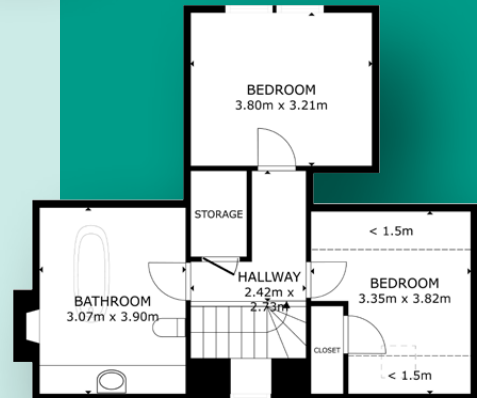
Price

Offers over £360,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.





Entrance Hall	2.60m x 1.42m
Living Room	3.17m x 5.25m
Dining Room	3.63m x 5.83m
Study	2.72m x 2.89m
Kitchen	5.99m x 4.04m
Family Room	2.88m x 4.99m
Cloak Room	1.43m x 2.19m
WC	1.54m x 1.58m
Rear Hall	5.73m x 1.28m
Bedroom	2.92m x 4.83m
Shower Room	1.88m x 3.36m
Bedroom	2.89m x 3.11m
Landing	2.42m x 2.73m
Bedroom	3.35m x 3.82m
Bedroom	3.80m x 3.21m
Bathroom	3.07m x 3.90m



First Floor

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offers by offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise.

