

Banscol Cottage and Croft Land

38 BANSOL, ROGART, IV28 3YF



An exceptional detached four-bedroom highland home with 38 acres, separate detached bothy and direct River Brora frontage



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Nestled within the breathtaking surroundings of Strath Brora, Banscol Cottage is a charming and substantial detached Highland farmhouse occupying an exceptional position with approximately 38 acres of croft land and direct frontage to the River Brora. Combining character, privacy and outstanding lifestyle appeal, this unique property also offers excellent income potential in one of the Highlands most picturesque locations.

THE LOUNGE/DINER



The main house offers bright, well-balanced accommodation arranged over two floors, ideally suited to modern family living. The spacious lounge/dining room enjoys doors opening onto the garden and is centred around a wood-burning stove, providing a warm and inviting space to relax throughout the year.

THE KITCHEN



The welcoming kitchen features an AGA and direct access to the gardens, creating a seamless connection between indoor and outdoor spaces.

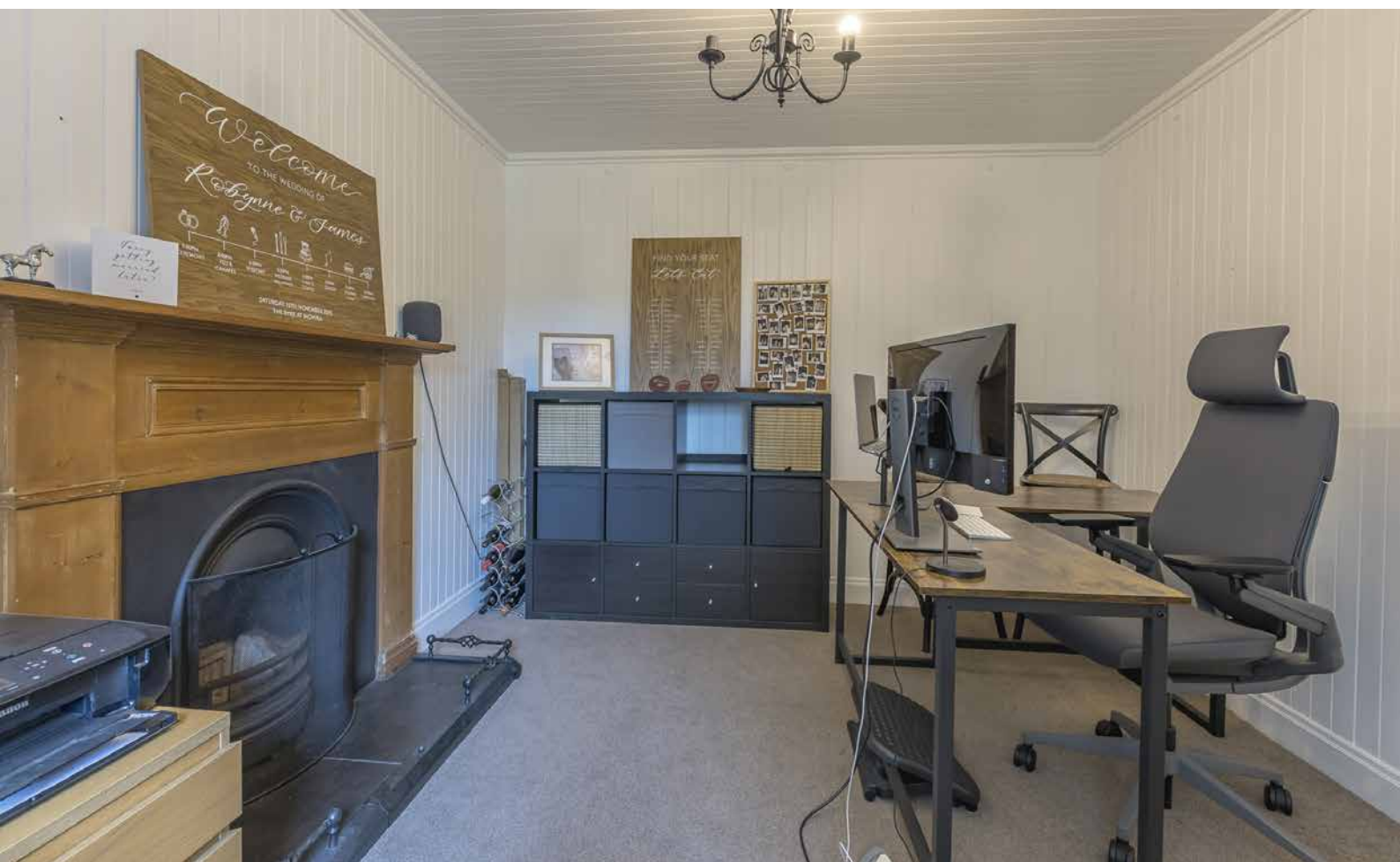


A separate snug offers excellent flexibility as a second sitting room, home office or reading room, while a fourth bedroom could also serve as a study.

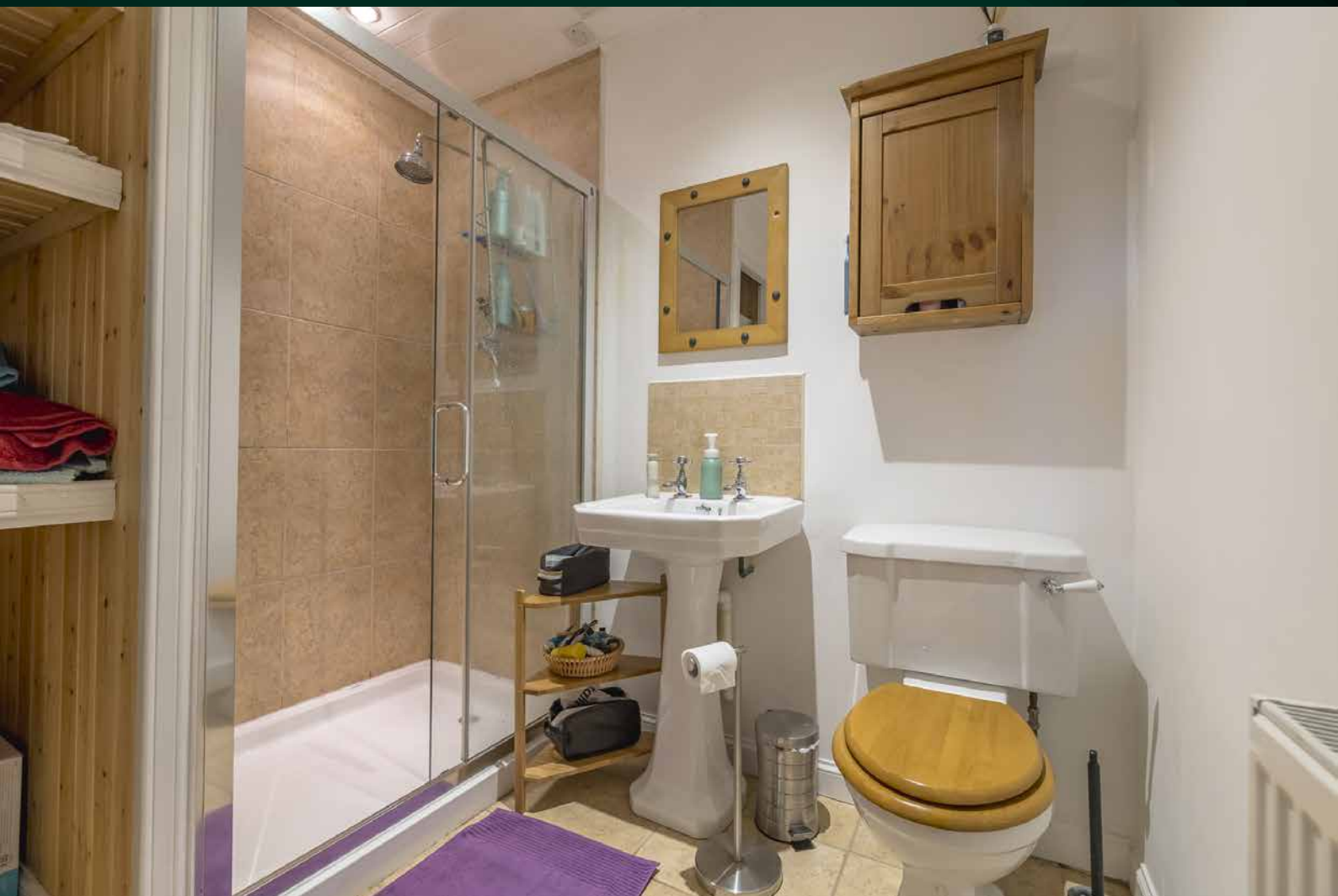
THE SNUG



BEDROOM 4



THE SHOWER ROOM



A contemporary shower room completes the ground floor accommodation.

Upstairs, there are three generously proportioned bedrooms, including a spacious principal bedroom with a beautifully appointed en-suite bathroom featuring a freestanding bath and separate shower enclosure. A large loft, accessed from the landing, provides excellent additional storage.



BEDROOM 1



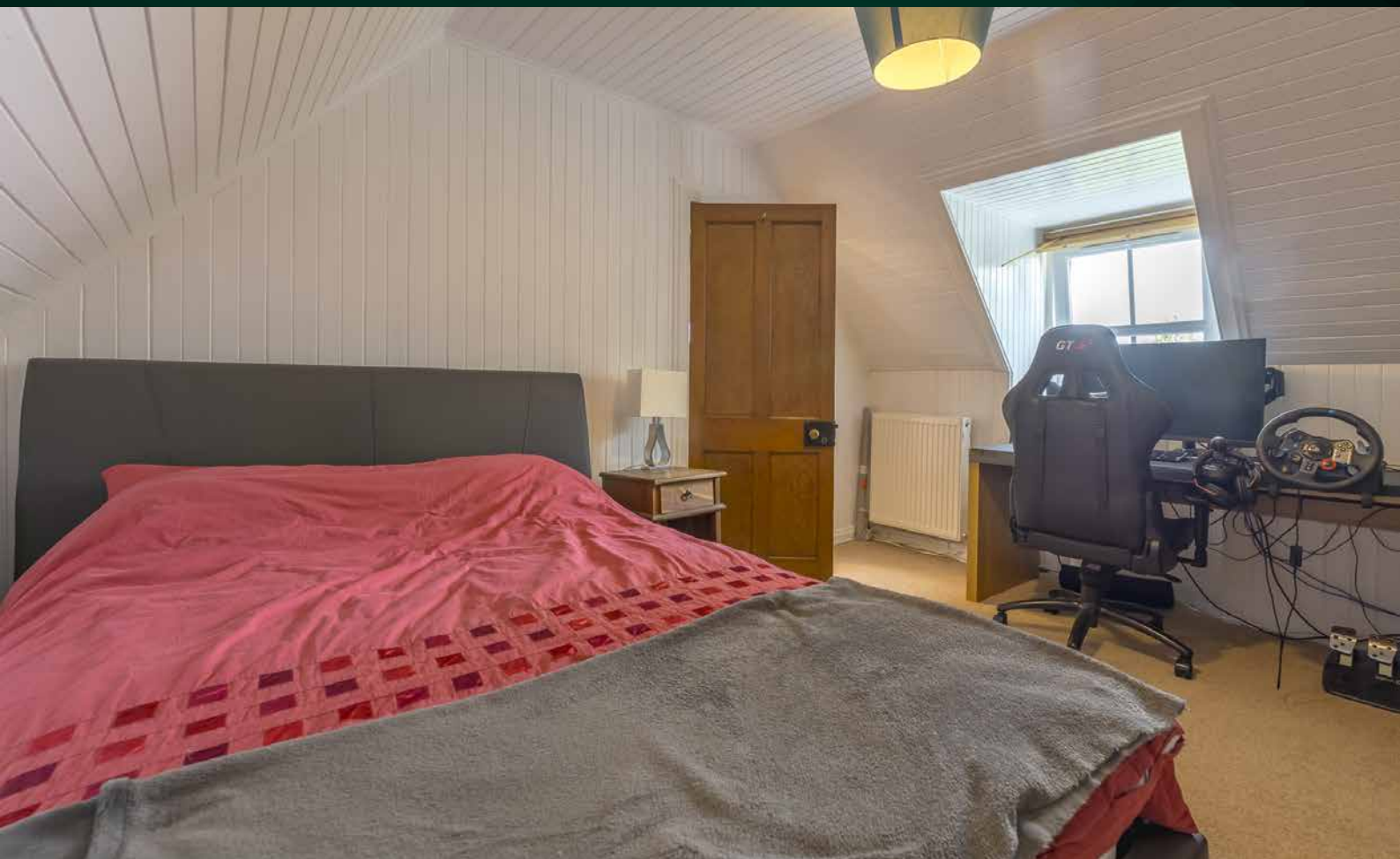
a beautifully appointed en-suite bathroom featuring a freestanding bath and separate shower enclosure



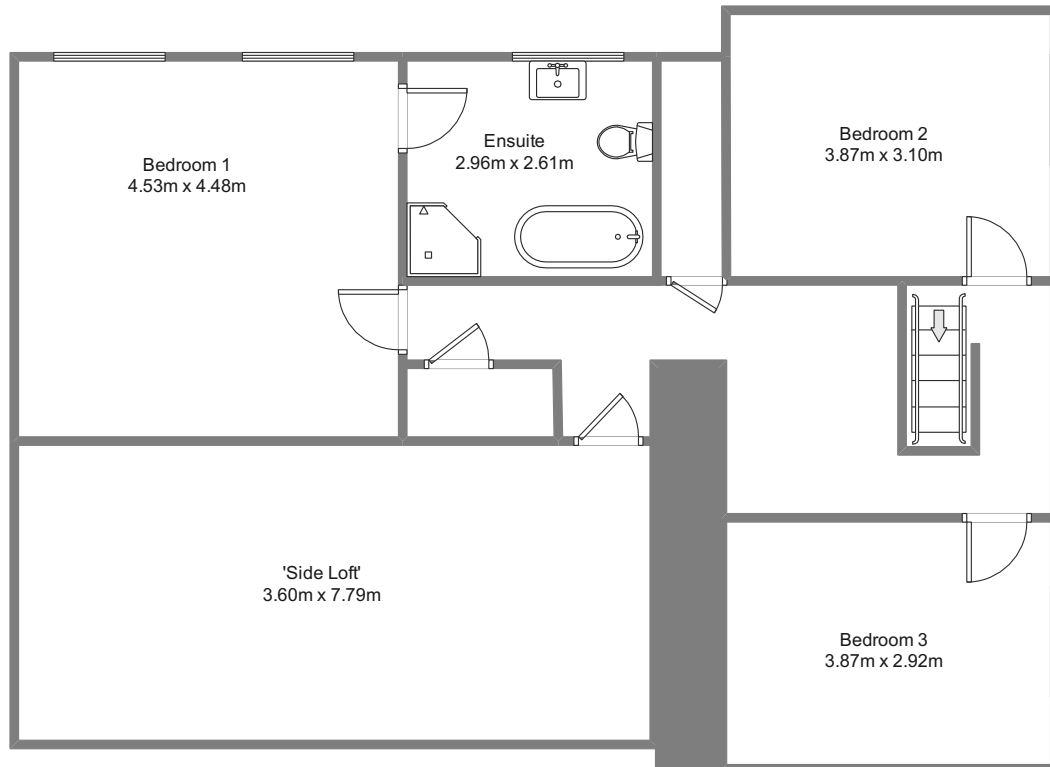
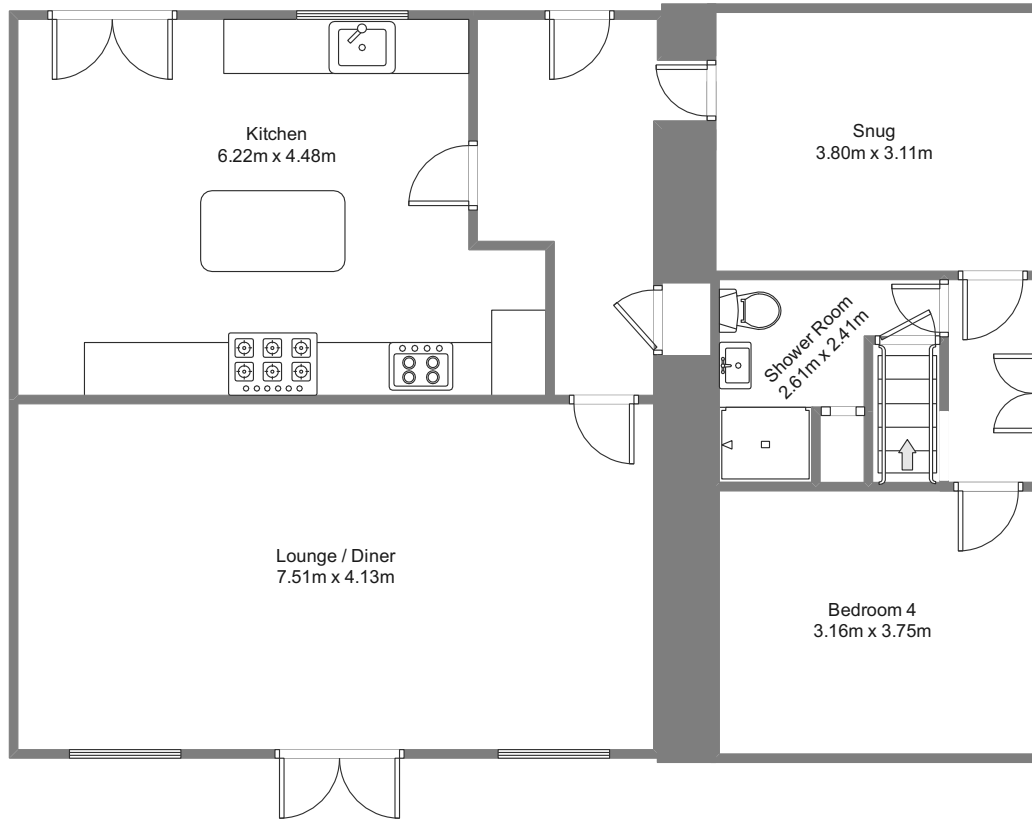
BEDROOM 2



BEDROOM 3



FLOOR PLAN & DIMENSIONS



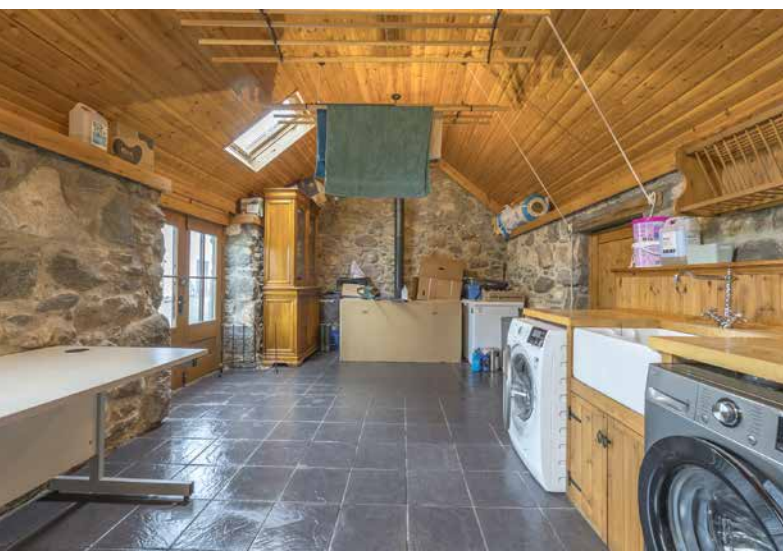
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 172m² | EPC Rating: D

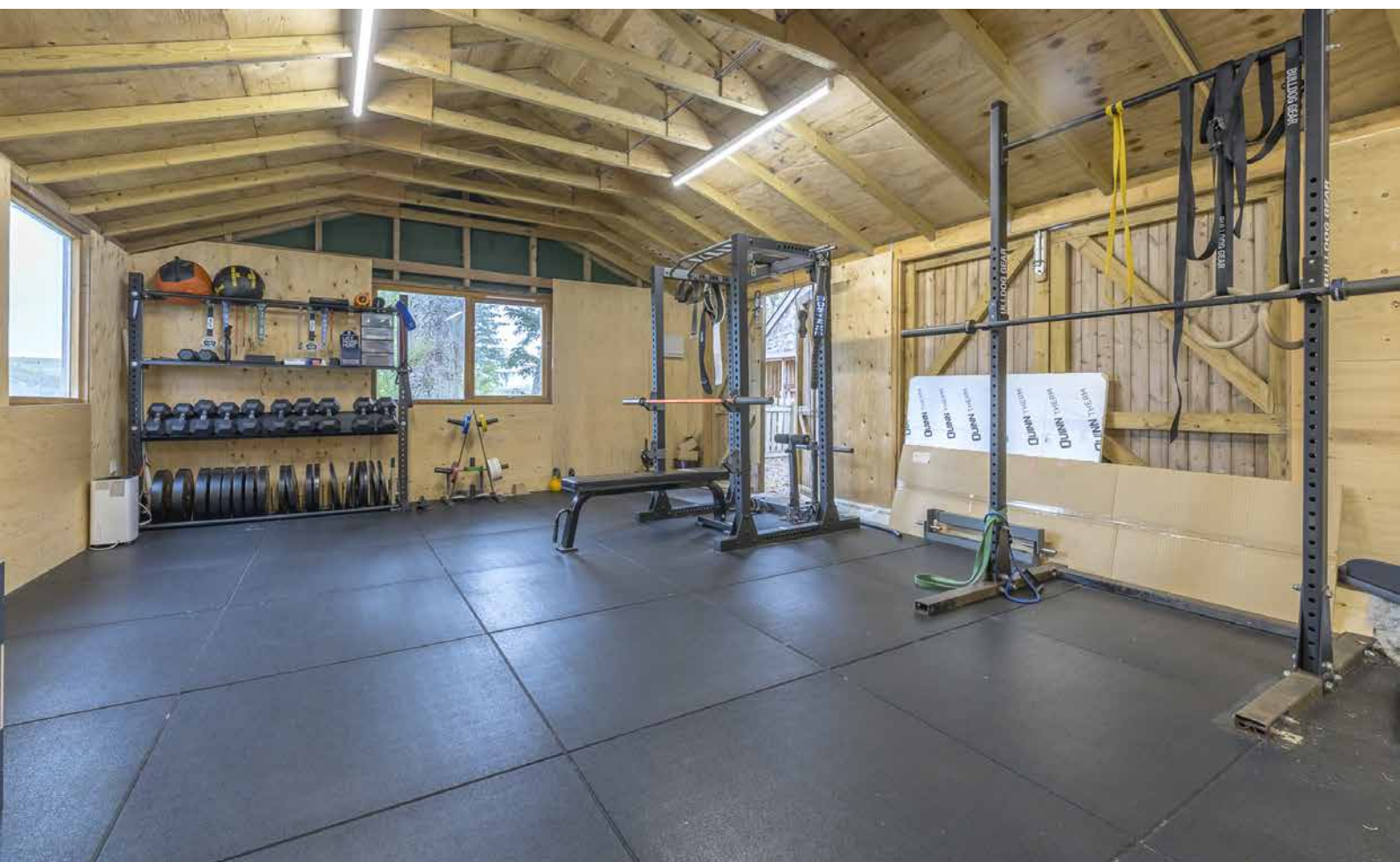
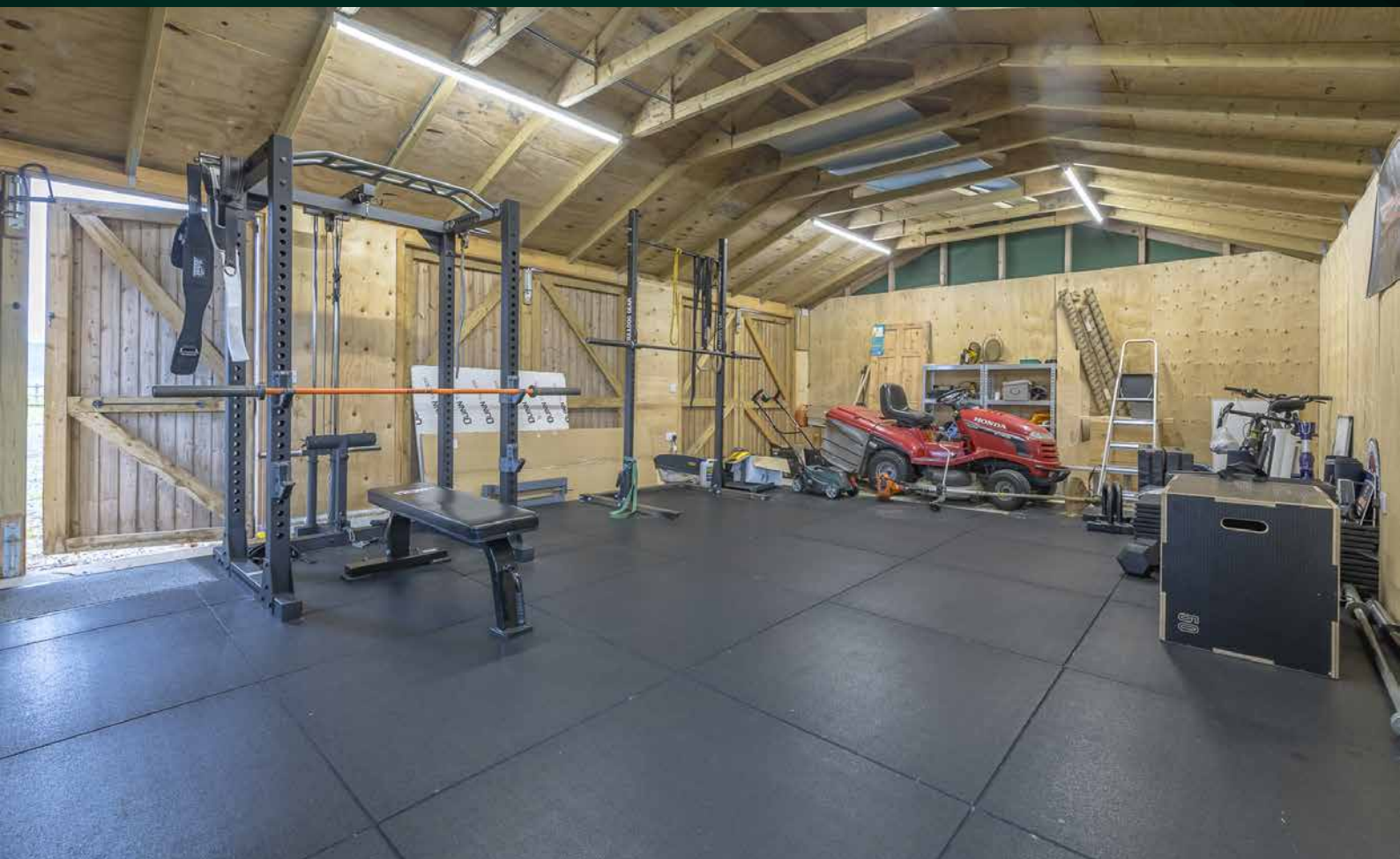
A particular highlight of the property is the detached bothy, offering superb ancillary accommodation. Designed as an open-plan living space incorporating a kitchen, lounge and sleeping area, together with an en-suite shower room, it presents an outstanding opportunity for holiday letting, guest accommodation or independent living for extended family members.

In addition, a substantial timber outbuilding provides excellent workshop space or further storage.

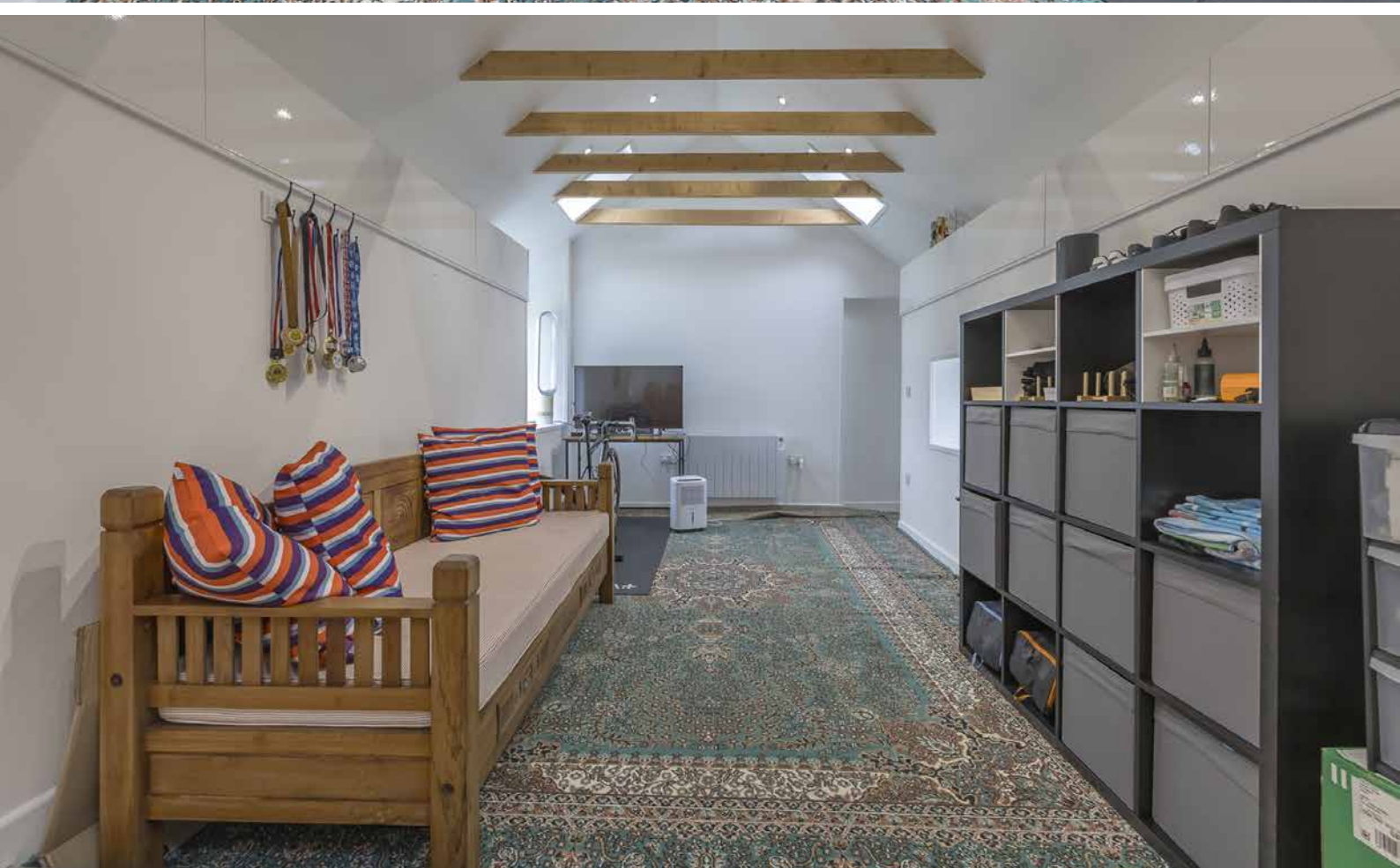
THE BOTHY



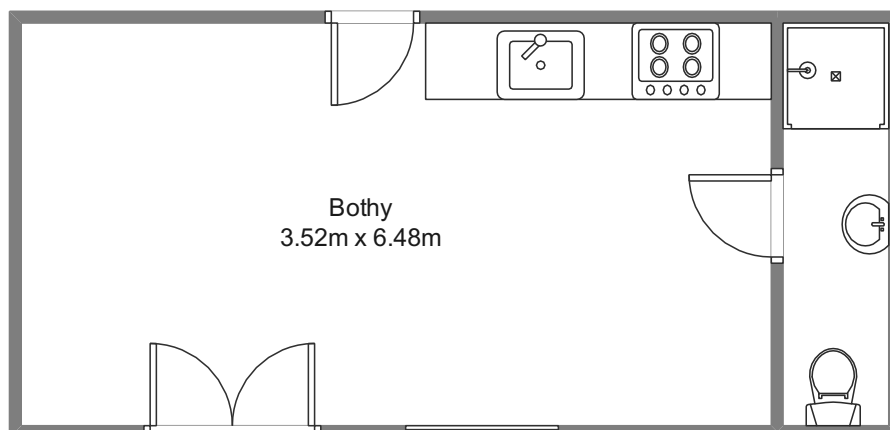
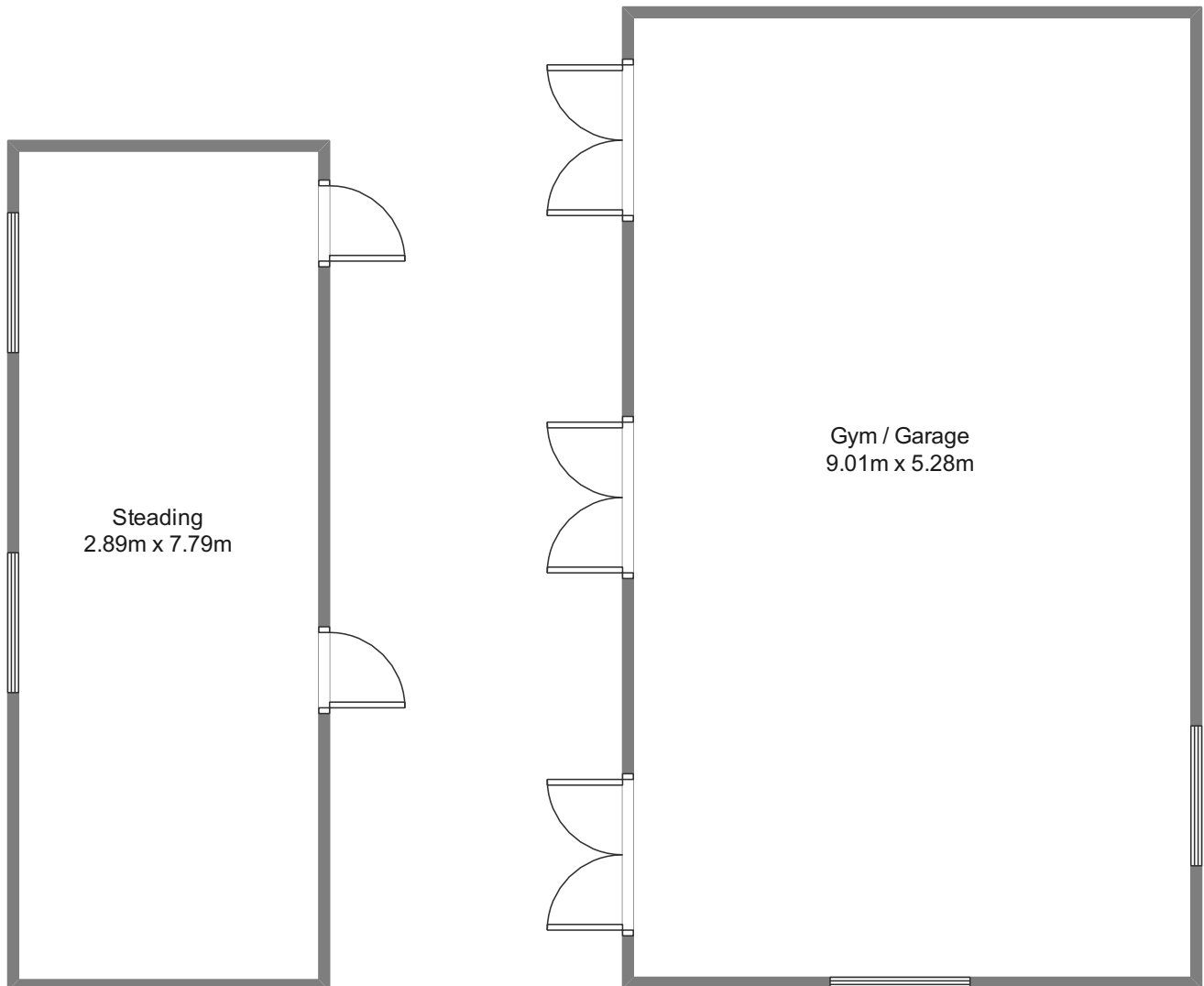
TIMBER OUTBUILDING



THE STEADING



FLOOR PLAN & DIMENSIONS



Externally, Banscol Cottage sits within approximately 38 acres of croft land, with the River Brora forming a stunning natural boundary. The grounds surrounding the property offer exceptional privacy and endless opportunities for outdoor pursuits, equestrian or smallholding use, or simply enjoying the tranquillity and beauty of the Highland landscape. Around 20 acres of the wider croft have been forested as part of a carbon emissions reduction scheme, making those areas less suitable for livestock or traditional crofting. Further details on the forestry scheme are available on request.

Situated in the heart of Strath Brora, the property enjoys a peaceful yet accessible location within one of the Highlands' most scenic glens, renowned for its rolling hills, riverside walks and abundant wildlife. Banscol Cottage represents a rare opportunity to acquire a characterful Highland home with extensive land, sought-after river frontage and excellent income potential, all within a truly exceptional natural setting.

EXTERNALS





THE LOCATION

Banscol enjoys a truly idyllic setting within the heart of Strath Brora, offering a peaceful Highland lifestyle surrounded by unspoilt countryside, rolling hills and the natural beauty of Sutherland. This picturesque location provides the perfect balance between rural tranquillity and everyday convenience, making it highly appealing for both permanent living and lifestyle buyers.

The nearby village of Rogart offers a welcoming community atmosphere and a range of local amenities. At its centre lies Pittentrail, home to a Spar shop, and petrol station, along with a popular monthly market that brings together local produce and crafts. A nursery and primary school are located within the village, while secondary education is provided at Golspie High School, with transport available.

Golspie, approximately 12 miles from the property, provides a wider selection of shops, cafés, restaurants and essential services, as well as a beautiful sandy beach and coastal walks. The area is well connected, with Rogart railway station on the Inverness to Wick line offering regular services north and south, enhancing accessibility despite the rural setting.

For those drawn to the outdoors, the surrounding area is exceptional. The Strath Brora landscape is renowned for its scenic beauty, with rivers, lochs and open countryside providing opportunities for fishing, walking, cycling and wildlife spotting. Rogart Woodlands offers peaceful forest walks, while nearby hills such as Ben Bhraggie reward climbers with panoramic views across the Highlands.

The location is also ideal for sporting and leisure pursuits, with the world-renowned Royal Dornoch Golf Club within easy reach, alongside a variety of country sports opportunities including fishing on the River Brora.

Rich in heritage and natural beauty, Banscol in Rogart offers a rare opportunity to enjoy a relaxed Highland lifestyle without sacrificing connectivity or community, making it a truly special place to call home.




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