



Estrella, Invershin Sutherland IV27 4ET

Offers Over £350,000



Paul Coutts Estate Agency Ltd  
102 Brudes Hill  
Inverness  
IV3 8AT



## Estrella, Invershin Sutherland IV27 4ET

An escape to the Highlands, a house in the woods, separate accommodation for guests, rural location with your own woods (total site size 2.8 acres). A unique property Estrella is more than just a house with its brand new spacious one bedroom property, with luxurious fittings, but the opportunity to have your own slice of heaven. The location in Invershin offers a serene lifestyle, surrounded by the stunning natural beauty of Sutherland. Whether you are looking for a permanent residence or a holiday retreat, this bungalow presents an excellent opportunity to enjoy modern living in a picturesque environment.







## THE HOUSE

Estrella has been carefully and exclusively designed to provide first class accommodation whilst satisfying the demands of modern living using modern construction techniques with an emphasis on energy efficiency. The recently finished spacious 1 bedroom house is stylishly finished to a high standard, and set in a magnificent location, encompassed by woods and close to the Kyle Of Sutherland. The house has an open plan light filled kitchen, sitting area and the dining area located in the full glass height bay window. A large bedroom with a free standing bath located in the bay window and a inset log burner in the wall between the bedroom and sitting room. A walk in dressing room with built in wardrobes and drawers. The en suite shower room has quality fittings; a large walk in shower with rain shower head, designer wash basin and tap, and gold trim to add the oppulent feel. Tiled floor with underfloor heating along with a heated towel rail. There is a second shower room with walk in shower, WC wash basin and underfloor heating. kitchen integrated appliances The utility has space for washing machine, tumble drier and makes an excellent boot room.



## OFFICE/WORKSHOP/ANNEXE

3.05m x 3.05m

There is a separate building that was built to the side of the house, as a music room but could have many uses; a workshop, craft room or extra living space.

## WOODLAND

The property sits in a wooded area site 2.8 acres (approx) enclosed with deer fencing and 5 bar timber gates. The house is enclosed and laid to mature trees and chipping parking for numerous vehicles. The Shepherd's Hut is also set in its own enclosed space with gates for access.

## INVERNESS AIRPORT

Inverness, Capital of the Highlands, is 50 miles south of Estrella, with the airport a further 6 miles and connections to all UK airports and Amsterdam.

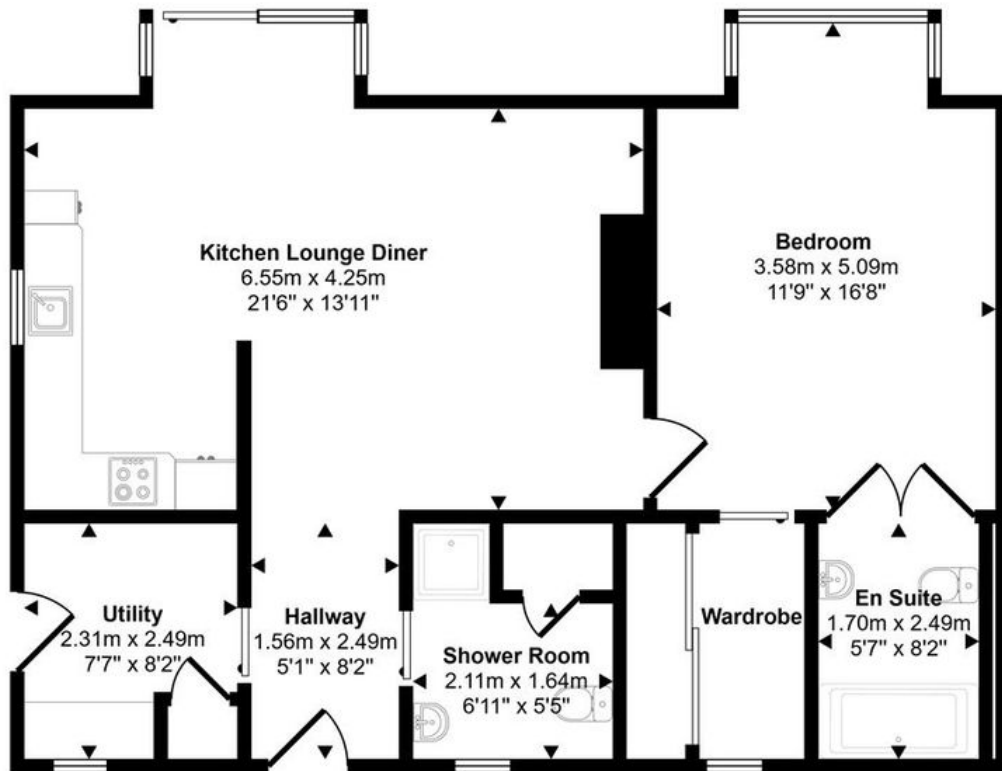
## LOCATION

With the most breath taking views and tranquil surroundings, the Highlands is regarded as one of the most sought after destinations in the U.K. The peaceful lifestyle, coupled with the picturesque landscape and beauty makes it a world of its own. The award winning golden beaches offer sea bathing along with local lochs for bathing, paddleboarding, kayaking, River, loch and sea fishing can all be undertaken locally. To find the property which is located off the A 836 between Bonar Bridge and Lairg please use the app what3words to take you straight to the location.  
What3words ///unstable.opened.sailing

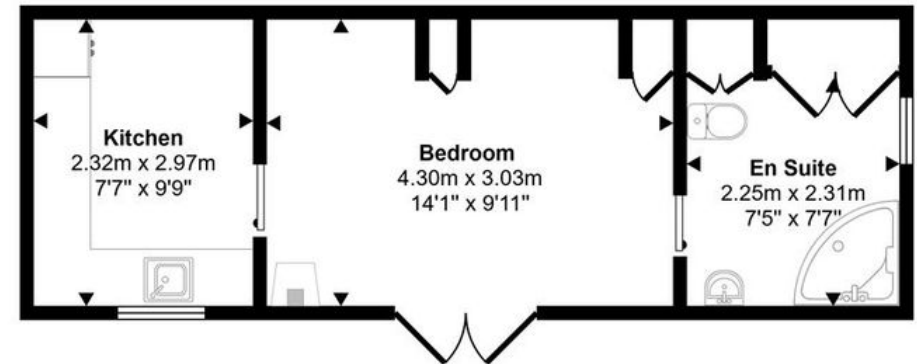




Approx Gross Internal Area  
101 sq m / 1092 sq ft



House  
Approx 74 sq m / 801 sq ft



Shepherd's Hut  
Approx 27 sq m / 291 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.