Birchwood House Hawthorn Road, Muir Of Ord, IV6 7RL

Offers Over £440,000

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- Detached 4-bed home plus separate 2-bed pod with short-term let licence
- Pod fully furnished, on its own private grounds and driveway
- Ready-made holiday let income near the NC500
- Elevated setting with countryside views towards Muir of Ord
- Country-style kitchen/diner with Rangemaster and breakfast bar
- Versatile family room and ground-floor bedroom/home office
- Three upstairs bedrooms with built-in wardrobes
- Large landscaped garden, decking and parking for several cars
- 13 miles to Inverness, with rail and bus links from the village

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A fantastic opportunity to acquire this spacious four-bedroom detached home, enjoying beautiful views across the surrounding countryside and towards the vil-lage of Muir of Ord. Offering flexible accommodation throughout, and a separate 2 bedroom pod with a granted short-term let licence, this property is ideal for families, those seeking multi-generational living, or buyers looking to generate additional income. The bright dual-aspect lounge benefits from an open fire-place and French doors opening onto the decking, creating a seamless connec-tion to the outdoor living space and surrounding views. A versatile family room provides flexibility for a variety of uses, including a playroom, bedroom, or addi-tional reception room. The beautifully designed kitchen/diner has been thought-fully styled with country living in mind, featuring shaker-style wall and base units, an integrated dishwasher, a freestanding dual-fuel Rangemaster cooker with extractor hood, and a freestanding American-style fridge/freezer and wash-ing machine. A breakfast bar along with ample space for a dining table and chairs. A ground-floor bedroom, currently utilised as a home office, enjoys direct access to the outside. Completing the ground floor is a well-appointed family bathroom featuring both a bath and separate shower. Upstairs, there are three further bedrooms, all benefiting from built-in wardrobes providing excellent storage. A contemporary shower room completes the first-floor accommodation. The property further benefits from oil-fired central heating and double glazing throughout. Externally, the rear garden features decking, perfect for entertaining and enjoying the picturesque countryside setting.

A large, beautifully maintained lawn provides an ideal space for family activities and outdoor enjoyment during the summer months. Adding further appeal, the property includes a beautiful two-bedroom pod set within its own private en-closed grounds and driveway. This comes fully furnished and equipped. Offering a peaceful woodland retreat, it is ideal for visiting family and friends or as a ready-to-operate short-term holiday let with great for access links for the NC500 and providing excellent income potential.

Location: The village of Muir of Ord is approximately 13 miles from the city of In-verness and 6 miles from the market town of Dingwall. Local amenities include a Co-op, Post Office, library, hairdressers, petrol station, churches, hotel, cafes, bakers, take away, doctors and pharmacy. The village also has a range of activi-ties available for all age groups - bowling, curling & football clubs, skate board park and a range of children's clubs. Primary school children attend Tarradale primary school and secondary pupils attend Dingwall Academy for which transport is provided. For golfing enthusiasts, Muir of Ord golf course and club-house are on the outskirts of the village. Good public transport links to and from Muir of Ord are provided by regular rail and bus services to Inverness, Dingwall and stations beyond. Dingwall is a busy town with local shops, 24 hour super-market, banks, Post Office, hotels, leisure centre and restaurants. The city of In-verness provides an extensive choice of shopping, leisure and recreational activi-ties associated with city living. Inverness city enjoys excellent communications by road and rail and is served by an international airport.

Directions:- From Inverness, take the A9 north towards Thurso. At Tore Rounda-bout, take the A832 signposted for Muir of Ord. Continue into Muir of Ord and, upon reaching the High Street, turn right onto Seaforth Road. Take the first right onto Balvaird Road and continue until you reach Hawthorn Road on your right. Follow Hawthorn Road until you come to a single-track road on the right. Turn onto the single-track road and follow it to the top of the hill. Birchwood House is located on the right-hand side. For sat nav users, continue to the end of the sin-gle-track road and look for Birchwood House on the right.

Alternatively download What3words.co.uk and input:-
///pictures.noon.crabmeat

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated dishwasher. Free standing range-master, extractor, American style fridge/freezer and washing machine. Shed. Pod is sold as seen.

Services: Oil, electricity, water and drainage. Telephone and broadband.

Council Tax: Band E

Tenure: Freehold.

Floor area: 145 m2

Entry: By mutual agreement.

Viewing: Don't delay - get in touch with Tailormade Moves today to arrange a viewing

Kitchen/Diner
17'3" x 11'9" (5.27 x 3.60)

Lounge
17'1" x 11'6" (5.23 x 3.52)

Bathroom
7'0" x 9'1" (2.15 x 2.77)

Bedroom 1
11'2" x 9'11" (3.41 x 3.04)

Bedroom 2
14'2" x 11'6" (4.32 x 3.53)

Bedroom 3
14'2" x 9'4" (4.33 x 2.86)

Bedroom 4
12'7" x 9'7" (3.86 x 2.93)

Family Room
14'6" x 9'8" (4.42 x 2.96)

Shower Room
7'7" x 9'8" (2.33 x 2.97)

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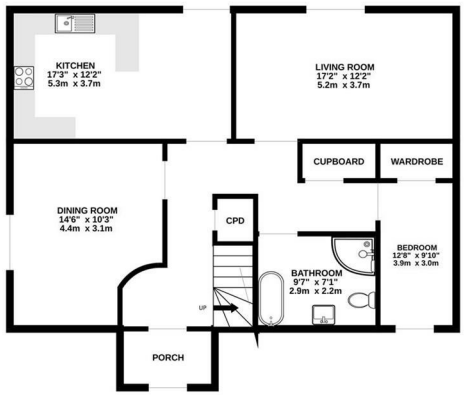
GROUND FLOOR



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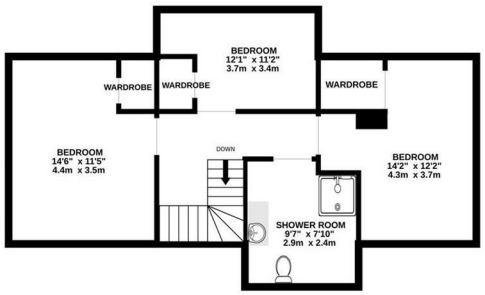

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