

# 7 Cocked Hat Wood, Culbokie, Dingwall, IV7 8JF

Offers Over £345,000







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- Stunning panoramic views towards Fyrish, Ben Wyvis and the Cromarty Firth
- Extended detached bungalow offering flexible single-level living
- Bright and spacious lounge featuring a charming log-burning stove
- Sunroom with large balcony showcasing the spectacular views
- Versatile reception room, ideal as a family room, home office or third bedroom
- Two generous double bedrooms, one with a dressing area
- Contemporary shower room and Stylish family bathroom
- Summer house & garden shed, driveway for 3 cars
- Beautifully presented interiors throughout
- EPC Band E













Situated within the desirable village of Culbokie, this spacious detached bungalow enjoys stunning open views towards Fyrish, Ben Wyvis and the Cromarty Firth. Offering flexible accommodation and beautifully presented interiors, this wonderful home perfectly combines comfort and practicality in a spectacular Highland setting. The impressive lounge is an inviting and welcoming space, flowing seamlessly into a bright sunroom. Here, a charming Termatech tt20 soapstone 5 kw log-burning stove creates a cosy focal point, while large windows frame the stunning panoramic outlook. From the sunroom, French doors open onto a balcony, creating the perfect place to relax and take in the stunning views across the surrounding countryside, garden and beyond. Adding to the home's versatility is a family room, created to provide further living accommodation and equally suited as a home office, hobby room or an extra bedroom if required. Benefiting from a large window that perfectly captures the surrounding views, and under floor heating this space is further enhanced by a contemporary ensuite shower room, offering both comfort and convenience. The well-proportioned kitchen/diner provides an excellent social hub for everyday family life and entertaining, complete with an integrated oven, gas hob, extractor hood and fridge, along with a freestanding washing machine. The property has two generous double bedrooms, one with a dressing area, the stylish modern family bathroom completes this flexible and highly desirable home. There is double glazing and LPG gas heating. Outside, the front garden is landscaped, with an area of lawn and mature shrubs, while the adjoining driveway provides off-street parking for up to three cars. To the rear, the fully enclosed garden is beautifully established with mature shrubs and hedging with a large patio to enjoy the views on stunning views.

**Lounge/Sunroom**
27'0" x 11'8" (8.23 x 3.58)

**Kitchen/Diner**
17'3" x 10'2" (5.26 x 3.10)

**Family Room**
18'11" x 8'6" (5.78 x 2.60)

**Shower Room**
8'8" x 7'5" (2.65 x 2.28)

**Bedroom 1**
17'10" x 9'10" (5.44 x 3.01)

**Bedroom 2**
10'1" x 9'1" (3.09 x 2.79)

**Bathroom**
10'0" x 6'11" (3.07 x 2.13)

There is a charming summer house and garden shed useful for additional storage. Combining spacious single-level living with breathtaking views this property offers a rare opportunity to enjoy a peaceful village lifestyle in a truly outstanding setting.

LOCATION:
The property is situated in the heart of the popular village of Culbokie on the Black Isle. The village of Culbokie offers a post office/general store, bar/restaurant, village hall and play park. Culbokie primary school is a short distance away and secondary schooling is available at Fortrose Academy or Dingwall Academy, to which a free bus service is provided for travelling to and from both schools. The village is within easy commuting distance of Inverness, some 14 miles away. Dingwall, which is approximately 5 miles away, offers a wide range of facilities including banks, medical centre, post office, hotels, sports centre, swimming pool and a good selection of shops including Tesco and Aldi Supermarkets. There is easy access to a wide variety of outdoors sports and activities. Additional amenities at nearby Fortrose include an 18-hole golf course and an excellent range of water sports including a sailing club. The city of Inverness provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness city enjoys excellent communications by road and rail and is served by an international airport.

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include gas hob, electric oven, extractor & fridge. Free standing washing machine.

SERVICES: Mains electricity, water and drainage. LPG gas. Telephone and fibre broadband.

COUNCIL TAX: Band D

TENURE: Freehold.

FLOOR AREA: 117m2

ENTRY: By mutual agreement.

VIEWING: Don’t delay – get in touch with Tailormade Moves today to arrange a viewing.





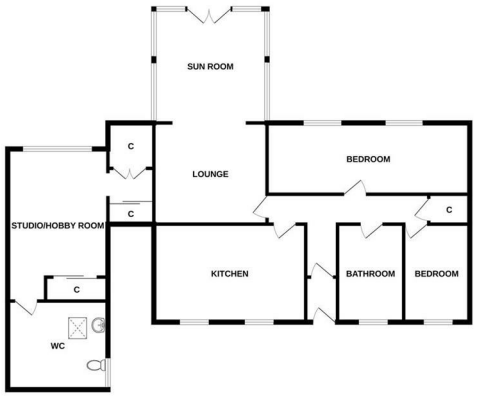








GROUND FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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