



Hazelwood

Tongue, Lairg, Highland, IV27 4XS

Offers Over £170,000



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Hazelwood is an incredibly unique property that has been very carefully restored to highlight it's period features, including fitted cupboards, shelves and furniture as well as handcrafted shutters. The south facing garden has been transformed into a permaculture organic garden which grows fruit and wildflowers. The property has also been run as a successful holiday let for the past 5 years.

Situated on the north coast of Sutherland close to the village of Tongue, where local amenities include a local post office, primary school, restaurants, hotels and 24hr petrol station. Additional shopping is available at Thurso (40 miles east). The village of Tongue is located on the NC500 route.



HALL

Upon entering the traditional stone built cottage it is wonderful to see many original features still in place.

BEDROOM 1 10'9" x 12'5"

To the right is a double bedroom with stone fireplace wooden floors and an alcove that has a large vintage linen cupboard.

BATHROOM 5'10" x 8'6"

The bathroom is located at the rear of the property and has period features with a butler sink and Victorian style roll top bath.

DINING ROOM 10'9" x 9'10"

The dining room has fitted dresser and a Rayburn that supplies both heating and hot water and features a 'Sheila Maid' pulley clothes airer.

KITCHEN & PANTRY 8'2" x 5'2"

Off the dining room is the kitchen and pantry. There are hand made solid wood units, shelving, double sink, wooden worktop and shutters in the window. There is also plumbing for a washing machine. The pantry has a storage cupboard and worktop unit. The rear door leads to the terrace.

SHOWER ROOM/UTILITY

The shower room/utility is located to the rear of the kitchen and has storage above, along with a w/c and walk in wet room.

FIRST FLOOR

The stairs from the hall to the first floor leads to the open plan sitting room.

SITTING ROOM 10'9" x 19'0"

The sitting room has combed ceiling and a log burner at the gable. A built in desk with shelving makes for an ideal study area. The large window lets in plenty of light and makes the most of the spectacular view.

BEDROOM 2 10'9" x 16'4"

The upstairs bedroom has a fitted double cabin bed with storage underneath. Dual aspect windows. Velux ceiling windows to the rear and a large south facing window to the front.

STUDIO 13'9" x 11'1"

The studio is located to the right hand side of the house. It has insulated flooring and electric, making it an ideal art studio or workshop.

TERRACE

The terrace area can be found at the left hand side of the house. Sheltered by the surrounding plants and trees, the terrace makes a perfect outdoor sitting area.

BACK GARDEN

To the back of the house is a breakfast area with a table and chairs. There are steps to the upper garden which has a bench to enjoy the view of the hills and the sea.

GARDEN, SHED & POLYTUNNEL

The property features a spectacular south facing garden surrounded by a mature hedgerow and also includes a garden shed and polytunnel. This garden has been transformed into a permaculture organic garden that has been split into three areas; the first of these is to the west of the garden. This area contains an orchard with apple trees and rhubarb as well as a firepit set in an old ruin. The second area is a wild flower and cutting garden which includes raspberries and herbs. Lastly, the third area, which is a vegetable garden with a fruit area that contains strawberries, blueberries & blackcurrants and is also the location of the polytunnel.

ADDITIONAL INFORMATION

360 Tour - <https://www.madesnappy.co.uk/tour/1g171g896d>

Virtual Tour - <https://youtu.be/MMRZrDhG9eA>

Council tax band -

The property is being sold as furnished, ready for new owners to simply move in. Items that will remain include all white goods except for microwave. The pantry unit will remain, as will the vintage wooden table and chairs, butchers block, solid brass king size bed with mattress, vintage solid pine linen cupboard, mahogany arts and crafts dressing table, leather effect Chesterfield sofa and John Lewis grey armchair.

LOCATION

From the A836 3.5 miles north east of Tongue take the turning towards Scullomie. Follow the road for half a mile and Hazelwood will be on the right hand side. There is a local post office, primary school, restaurants and hotels in Tongue and the main shopping is at Thurso (40 miles east). Located on the NC500 Route

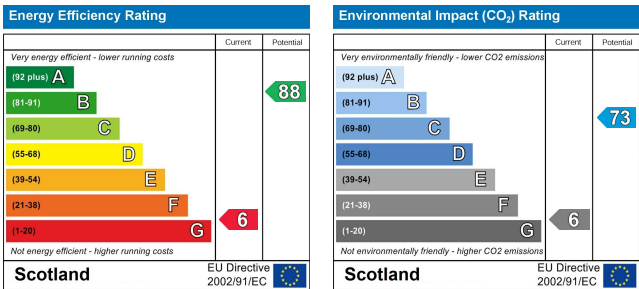
Area Map



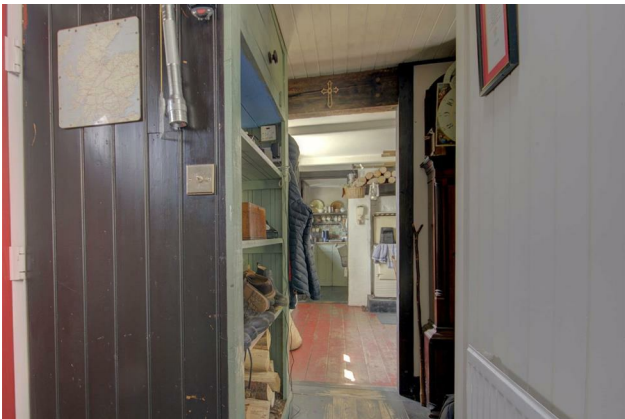
Floor Plans



Energy Efficiency Graph







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