



Greenwood Cottage Rosehall

Lairg, Sutherland IV27 4BD

Offers Over £199,000



UNDER OFFER

Greenwood Cottage is a delightful cottage located close to Rosehall. A cottage that has been updated but retained its charm. The garden (0.6 acre approx) has mature trees, hedging and has a stream running through with a wooden footbridge. A patio area and outdoor seating area allows for outdoor eating. The cottage is nestled at the edge of Rosehall Forest and has an abundance of walks nearby.



HALL

The front entrance hall leads in to the traditional part of the croft house.

SITTING ROOM 11'1" x 13'9"

The cosy sitting room has dual aspect windows and a log burner. Fitted carpet.

KITCHEN/FAMILY ROOM 14'5" x 14'1" (11'1" x 7'10")

A great room with the kitchen to the rear and the family room to the front. The kitchen has modern white base units with integrated oven and hob and breakfast bar. Moroccan tiles as a splashback. The family room has a log burner and painted ceiling beams.

SUN ROOM 15'1" x 14'1"

The most commonly used entrance to the property is through the impressive sun room which has exposed stone wall and pitched poly carbonate roof. Access to the family room.

UTILITY 8'2" x 8'2"

The utility is accessed from the kitchen and has space for a washing machine, tumble drier and freezer with ample space for outdoor wear. A rear door leads to a covered area ideal for drying clothes and storing logs.

BATHROOM .0'0" x 8'6" (5'2")

The bathroom has a white three piece suite comprising; bath, wash basin and w/c

FIRST FLOOR

Stairs leading to the landing with access to the three bedrooms.

BEDROOM 1 11'9" x 11'9"

A double bedroom with coomed ceiling and dual aspect windows

BEDROOM 2 8'2" x 8'10"

The bedroom has views out to the front garden through a velux window.

BEDROOM 3 11'9" x 11'9"

A double bedroom with coomed ceiling, dual aspect windows and fitted wardrobe.

GARDEN

The garden (0.6 acre approx) is enclosed with post and wire fencing and unfolds as you walk down the steps and over the footbridge on the stream towards the pond, poly tunnel and sheds. Close to the cottage is a decked patio area for outdoor dining. The garden extends along the length of the driveway. An enclosed garden to the rear with mature hedging and garden shed. There is a toilet and boot room that is accessed from the side garden.

ADDITIONAL INFORMATION

Council Tax Band -

Oil Fired Central Heating

Built 1900 circa

extended 1975 1980

Sun room extension circa 2000

LOCATION

Greenwood Cottage is located in the scattered hamlet of Rosehall and is located in the centre of Sutherland. Along the A837 from Bonar Bridge and the A839 from Lairg the property is located on the right and is the end of a row of three cottages. Surrounded by woods and close to Rosehall and the Achness Hotel. This is a small friendly community
What3words //enviseage.year.sunroof

VIRTUAL TOUR LINKS

360 Tour - <https://www.madesnappy.co.uk/tour/1g171g92d6>

Virtual Tour - https://youtu.be/Y6_zKI9lrUg

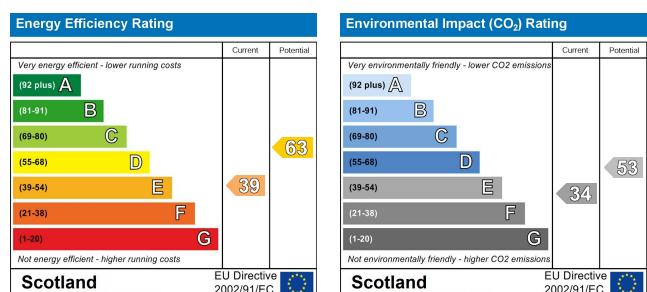
Area Map

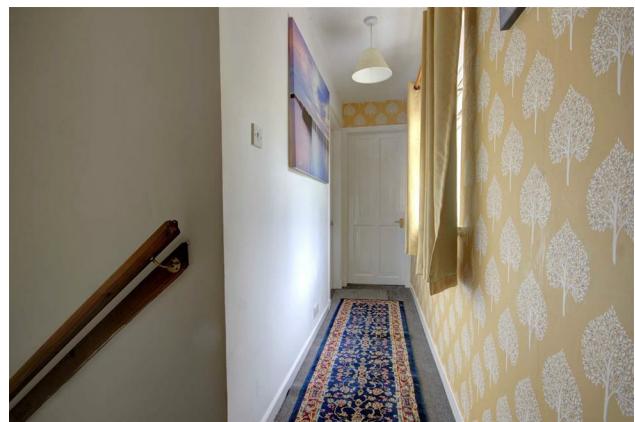
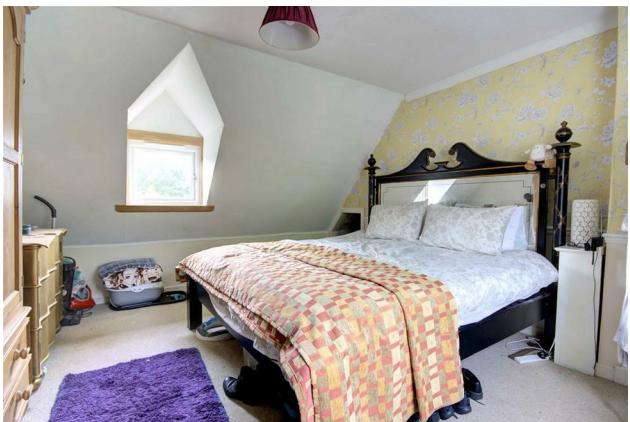


Floor Plans



Energy Efficiency Graph







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