

James Villa 28 Lairgmuir

Lairg, Sutherland, IV27 4ED

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moves

Offers Over £350,000

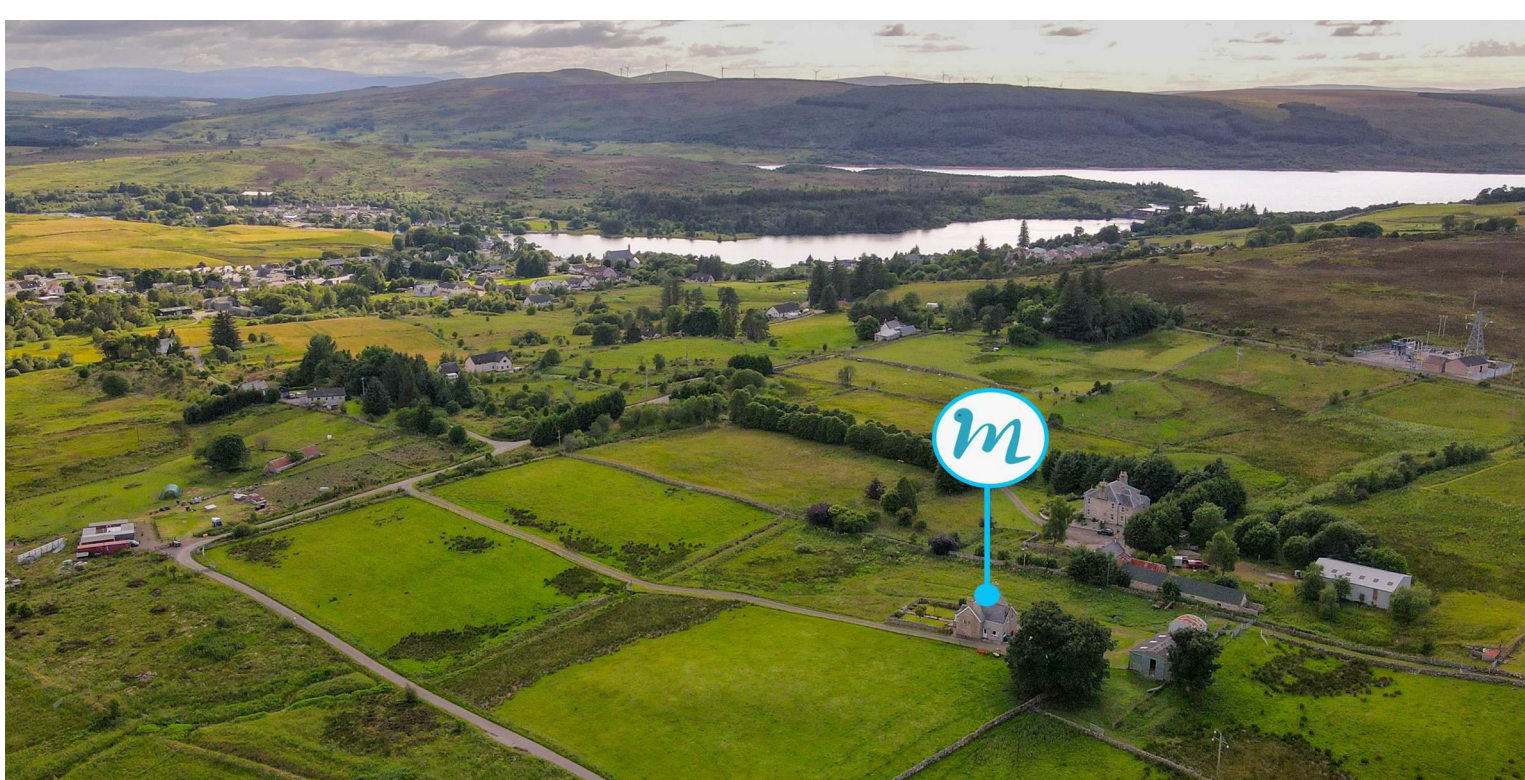


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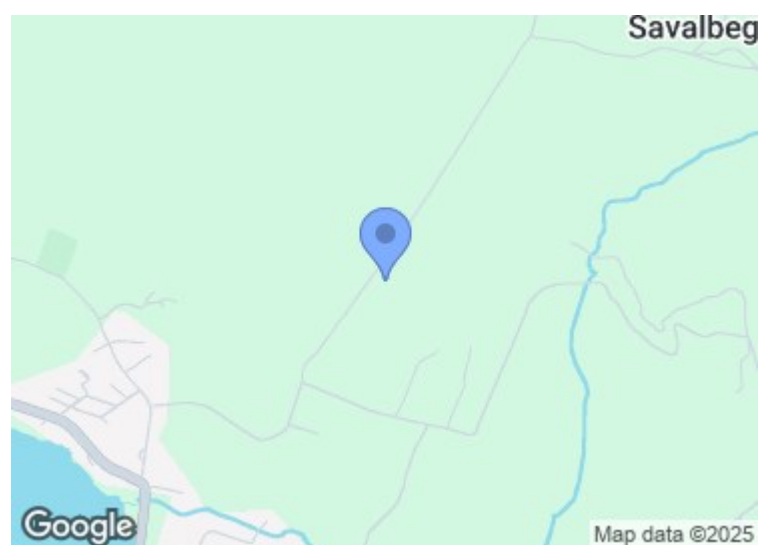
An opportunity to live in a farmhouse surrounded by 25 acres of land (owner occupied croft). this spacious 5 bedroom farmhouse has been a family home for decades and is in need of some modernisation. To the rear of the property is a dutch barn and agriculture building.







- 5 Bedroom Detached House
- 25 Acres of Croft Land
- Barn & Outbuilding
- Owner Occupied Croft
- Stunning Panoramic Views
- Close to Local Amenities in Lairg



**PRS**  
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG  
[sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)  
[www.monster-moves.co.uk](http://www.monster-moves.co.uk)  
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### CONSERVATORY

8'3" x 11'0"

The sun lounge faces south and has three walls of windows for panoramic views across the countryside.

### LOUNGE

14'1" x 12'2"

The lounge has a feature fireplace and large window facing south.

### KITCHEN/DINER

10'7" x 11'10", 8'4" x 8'7"

To the rear of the property is the kitchen/diner with windows on three walls, the kitchen to one side and the dining area to the other. The kitchen has fitted base and wall units with integrated eye level oven, gas hob, dishwasher and space for an under counter fridge. The oil boiler is in the kitchen.



### UTILITY

8'4" x 6'11"

Located in the rear hall next to the kitchen, the room has wall units and space for washing machine, tumble dryer, fridge freezer and storage.

### BEDROOM 1

13'5" x 10'6"

A large bedroom with south facing window and access to the Jack 'n' Jill shower room that is also accessed from the hall.

### JACK 'N' JILL SHOWER ROOM

9'8" x 6'4"

Accessed from the ground floor bedroom and the central hall. Comprises a shower enclosure, w/c and wash basin in large vanity unit.



### FIRST FLOOR

Stairs lead to the first floor and access to a further three bedrooms and family bathroom.

### BEDROOM 2

13'8" x 10'7"

A large bedroom to the front with walk in wardrobe.



### BEDROOM 3

13'4" x 11'8"

A large bedroom with a wall of wardrobes and vanity dressing table.

### BEDROOM 4

13'2" x 10'4"

A double bedroom to the rear of the property with a large fitted wardrobe.



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### BEDROOM 5

14'7" x 10'3"

A double bedroom to the rear of the property with a fitted wardrobe

### BATHROOM

7'6" x 6'4"

The family bathroom comprises a bath, wash basin and w/c and a window to the hall that lets natural light in.

### GARDEN & LAND

A long driveway leads from the road up to the house. There is a walled garden in front of the house and a large parking area to the rear of the property where there are two outbuildings, A dutch barn 4.43m x 5.52m and farm outbuilding 12.57 x 8.56m. The Garden ground that the house sits on is de-crofted. The fields surrounding the property is approx 25 acres. There are also shares in the common grazings

### LOCATION

Located to the north east of the village of Lairg on an elevated location with stunning views over the highland countryside. A mile into the village where you will find; a medical practice, primary school bars, restaurants, Lairg Learning Centre, petrol station and outdoor sports. Lairg is in the very heart of Sutherland and ideally suited for exploring the east north and west coasts.

Please use What3words to locate the property ///chip.resist.coverings



Approx. Site Plan  
& Croft



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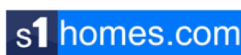
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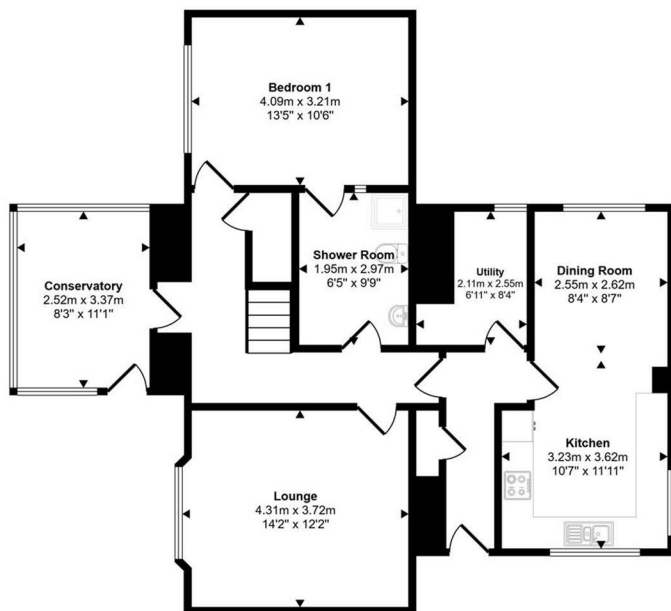
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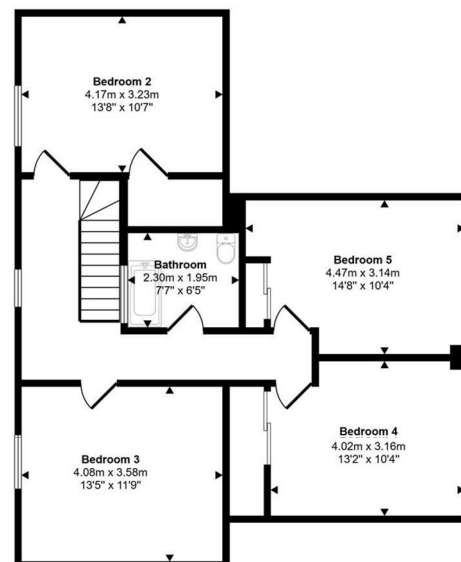






Ground Floor  
Approx 90 sq m / 966 sq ft

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.



First Floor  
Approx 78 sq m / 847 sq ft

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**Council Tax**  
Highland Council Tax Band D

**Tenure**  
Freehold

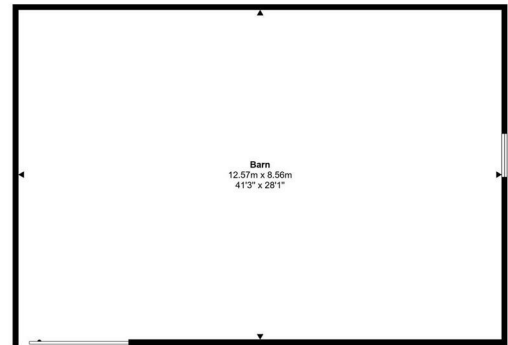
**Entry**  
By mutual agreement

**Viewing**  
To arrange a viewing of James Villa, 28  
Lairgmuir, Lairg Sutherland IV27 4ED, please  
contact Monster Moves on 01408 525001 or  
email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 93        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 45                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| Scotland                                    |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         | 85        |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  | 38                      |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| Scotland                                                        |  | EU Directive 2002/91/EC |           |



Barn  
Approx 108 sq m / 1158 sq ft

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