



Sunnybrae, West Clyne, Brora, Sutherland KW9 6NH

Offers Over £290,000



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Sunnybrae is located in the parish of Clyne inland from the village of Brora on the east coast of Sutherland. Built in 1934 for the teacher at the local school. The house has many original features and sits on an elevated position with panoramic views over looking Clynesh and out to sea. The house has 18 PV panels and a Tesla Storage battery that produces enough electricity to reduce the electric costs to a few pounds per year.



HALL

The hallway has access to both sitting rooms, shower room, stairs leading to the first floor and three bedrooms (one with en suite).

SITTING ROOM 13'9" x 13'1"

From the kitchen is the sitting room with south facing bay window and multi fuel burner. Original floorboards, high ceilings, facings and a pulley all add to the charm of this house.

LIVING ROOM 13'1" x 13'1"

The formal living room has the original high ceilings, bay window and a decorative fireplace.

KITCHEN 12'5" x 8'2"

A recently installed modern kitchen pale blue base and wall units with integrated oven, hob and dishwasher. A boiling water tap is located by the sink. Another useful area is the pantry with shelves, sockets and light.

UTILITY 6'6" x 6'10"

The utility is off the kitchen and has space for a washing machine, freezer, tumble dryer and houses the boiler. Hanging space for coats and footwear storage.

SHOWER ROOM 6'6" x 10'5"

A modern shower room with large shower enclosure, white w/c and wash basin in a white gloss vanity unit. Heated towel rail.

FRIST FLOOR

Stairs to the first floor and access to the three bedrooms, Storage cupboards on the landing.

BEDROOM 1 with EN SUITE 13'1" x 14'1"

A large room with high ceilings, fitted carpet, original fireplace and an en suite shower room; shower, w/c and wash basin in a vanity unit.

BEDROOM 2 13'1" x 13'1"

A double bedroom with original fireplace, fitted carpet and high ceiling.

BEDROOM 3 6'6" x 6'6"

A room that is presently used as a home office.

GARDEN & GARAGE

A large garden 1.8 acres (approx) with formal grassed area to the front. Vegetable garden to the side and the driveway to the left of the property leads to a sturdy timber garage with power and water and south facing greenhouse. The rear is natural habitat trees, bushes. gorse and broom.

ADDITIONAL INFORMATION

Council Tax Band- E
PV panels with Feed in Tariff
Battery for PV Panels
Built 1934 Kitchen extension 1965 utility extension 1975
Septic Tank

SOLAR PANEL ARRAY

18 Panels capable of producing 7kWp along with a Tesla Powerwall 2 battery

LOCATION

Located on the south facing (sunny side) of West Clyne on an elevated position with spectacular views. The scattered community of Clynelish is close to the village of Brora and the A9 (NC500 Route).
To reach Sunnybrae please follow directions or use what3words, as the postcode covers a large area.
Heading north through Brora, at the end of the straight road take the turning left towards Clynelish Distillery. Follow the road round to the right, pass a small crossroads and then take the next turning right towards West Clyne. Follow the road up the hill and Sunnybrae is on your right.
What3words ///comfort.seaweed.consoled

VIRTUAL TOUR LINKS

360 Tour - <https://www.madesnappy.co.uk/tour/1g171g92dc>

Virtual Tour - <https://youtu.be/GK0byN46OJ8>

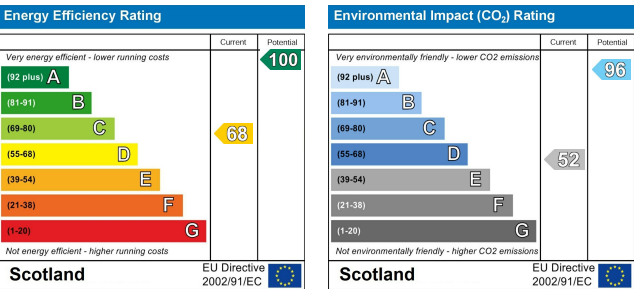
Area Map



Floor Plans



Energy Efficiency Graph







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