



Forsinain Steading, Forsinard, Caithness KW13 6YT

Price Guide £650,000



Forsinain Steading has been lovingly converted over the years into a modern country lodge in a tranquil location with beautiful vistas, surrounded by fields adjacent to a RSPB nature reserve. The craftsmanship and precision is truly magnificent and many items have been reclaimed and re-used within the building. Forsinain Steading would make an incredible home for a large family or multi generational living. The property also lends itself to a guest house or self catering property providing a life style change and an income stream. The property boasts approx 1,000 sq m internal space. Forsinain Steading is an incomplete property with one half being totally finished and the other half simply requires the fixtures and fittings installed as all the materials are purchased and on site.



CONVERSION OF THE STEADING

The conversion of Forsinain Steading has been a labour of love over many years and has been carried out to exacting craftsmanship. The roof has been partially re-slated, the exposed stone walls repointed, original beams and doors restored and shown off as a feature. Forsinain would make a fantastic modern country lodge set in the Flow Country which has submitted a bid in with UNESCO to become a World Heritage Site

EAST WING

The entrance to the property is via the east wing, through a porch and into the double height dining hall with a mezzanine area and gallery giving access to three bedrooms on the first floor. The room has exposed stone walls and Caithness flagstone floor and many of the original features such as exposed beams and slit windows. Down some steps and you are into the large kitchen family room that has 4 large windows facing east and windows on two other walls. The room has an expanse of fitted base units in red gloss and has integrated dishwasher, gas hob and Esse Range Cooker. The island unit has under counter fridges and a breakfast area for sitting at whilst socialising and creating meals. The other half of the kitchen is presently used as a family room with French doors leading out to the courtyard.

UTILITY & PLANT ROOM

From the dining hall into the rear of the east wing is a combination of cloakroom, w/c, store room, pantry, and plant room with the bio mass boiler. A spacious utility with storage cupboards, space for fridges and freezers, door into boiler room and door out to the rear garden.

SOUTH WING

The Great Hall sits in the middle of the property joining the east and west wings. Three large windows overlook and provide access to the courtyard. The hall has Caithness flagstones on the floor, all of which are reclaimed from the old steading and still have the markings from machinery used, the original beams are exposed and supporting pillars are in situ. as well as a modern log burner and bespoke log store with bench. The high ceilings and open room will look amazing with the right furniture. A stairwell with double height ceiling leads to a large mezzanine area which overlooks the great hall and has been designed with a library in mind, exposed beams and struts make for an interesting feature. Two further rooms lead off the great hall and could be games rooms, snugs, bedrooms or if the steading was to be divided into two dwellings, with the appropriate planning consents, then the rear room could be utilised as a separate kitchen with an exit to the rear garden. A bathroom is accessed from the Great Hall. A utility and boot room are located to the rear of the Great Hall and have an exit to the rear garden.

WEST WING

The garage, workshop and store cover the ground floor of the west wing and comprise;- a large garage (12.0m x 4.0m (5.7m)) capable of holding 3 cars and has an internal door to the house. A workshop (7.5m x 4.8m) is accessed through the rear of the garage and has an exit to the courtyard. A further store has an external access and measures 3.0m x 5.0m.

FIRST FLOOR

The first floor is accessed by three stairwells, one in each wing of the house. East wing stairs lead to the landing and mezzanine level overlooking the dining hall. Access to three bedrooms all with en suite bathrooms and walk-in dressing rooms. The west wing stairs lead to an additional three bedrooms with en suite shower/bathrooms. The south wing has stairs leading to the mezzanine which has been designed with a library in mind and overlooks the main hall.

GARDEN

The garden is almost an acre and surrounds the property with fencing and gates. A natural pond is to the east side of the steading. A driveway leads around to the rear of the property and has ample space for multiple cars to park. There is also access to the garage. There is an area of ground opposite the property and is used as a drying green.

LOCATION

Caithness and Sutherland have varied scenery from cliffs, lonely moorland, remote sandy beaches and clear blue waters and superb panoramic views. There are many and various opportunities to engage with the outdoors such as fantastic river walks, hillwalking, on and off road cycling, fishing of all varieties for trout, salmon and beach and boat sea fishing. The area is well known for its surfing. The roads are great, well suited for motorcycling and enjoying being behind the wheel of a car too. The town of Thurso is approx 45 minutes away, where there are a variety of shops, including three supermarkets. The doctors surgery is at Armadale, 20 minutes away. A glorious and friendly place to live!

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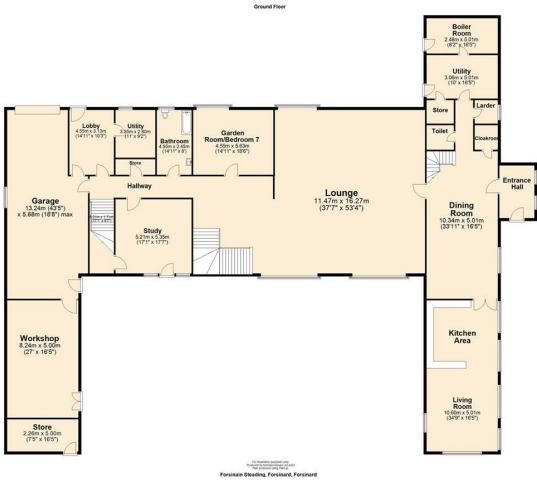
VIRTUAL TOURS

Virtual Tour - <https://youtu.be/mVbQWSxwbol>
360 Tour - <https://www.madesnappy.co.uk/tour/1g171gb4e4>

AREA MAP



FLOOR PLANS







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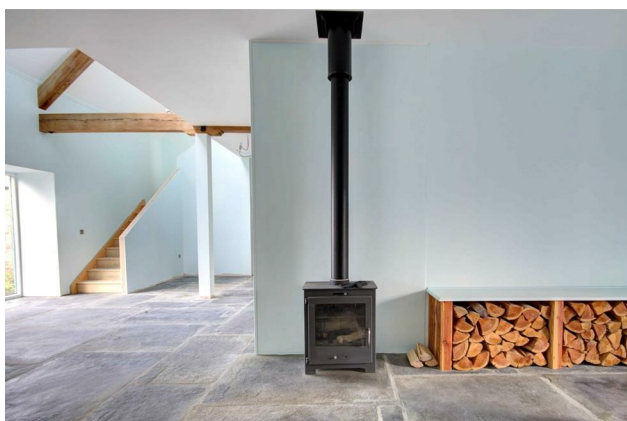
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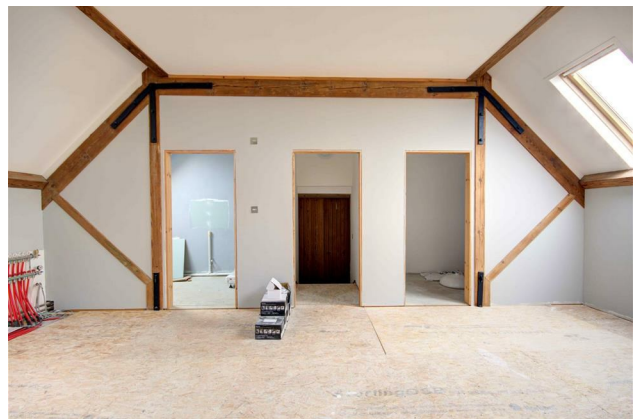
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