



**Badarroch, Fairy Glen Road,
Spinningdale, Ardgay, Sutherland IV24 3AE**

Offers Over £235,000



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UNDER OFFER

This character-filled stone house was built circa 1895 by Andrew Carnegie for his Policies Manager. The property retains many of the original features, including all of the original tiled fireplaces, cornice work and servants' bells in the kitchen, which are operated by levers to the right of the fireplaces in most rooms. Comprising:- Ground Floor : hall, sitting room, living/dining room, kitchen/diner and garden room. First Floor : Landing, three bedrooms, shower room and bathroom. Second Floor: two attic bedrooms. An enclosed mature rear garden and the biomass boiler is located to the rear of the property. Driveway to the side and additional parking at the front. Badarroch is situated in the hamlet of Spinningdale at the start of the Fairy Glen Road.



HALL 9'10" x 6'10"

A traditional stone built house with the main doorway centrally located on the ground floor. The hall still has the original features such as the grand staircase with sweeping return and bull nose bottom step, deep wooden skirtings, architraving and original doors. As is typical in this age of house a window is placed on the turn of the stairs between the ground and first floor.

SITTING ROOM 13'1" x 13'5"

A formal room with high ceilings and cast iron fireplace with wooden mantelpiece. A storage cupboard to the side of fireplace. Curtains and fitted carpet included.

LIVING/DINING ROOM 13'1" x 13'5"

A formal room with dual aspect windows, inset woodburner, storage cupboard and fitted carpets and curtains included.

KITCHEN/DINER 15'1" x 12'1"

The kitchen has two large windows and fitted white base, wall units and cupboard housing hot water cylinder and central heating controls. Included in the sale is a range cooker and hood.

SUN LOUNGE 6'2" x 14'1"

The sun lounge looks over the mature garden and has full wall of windows and a glass door leading out to the patio. Storage cupboard and vent to outside for tumble dryer.

FIRST FLOOR

The staircase has a slow return of 180 degrees and arrives at the first floor and then continues on to the second floor.

BEDROOM 1 13'1" x 13'5"

A large bedroom with an original fireplace Storage cupboard to the side and dual aspect windows. Curtains and fitted carpet.

SHOWER ROOM 6'10" x 3'7"

Shower room comprises white pedestal wash basin and w/c, shower enclosure, mirror and glass shelf above wash basin. heated towel radiator.

BEDROOM 2 13'1" x 13'5"

A double bedroom with dual aspect windows and original tiled fireplace. Curtains and fitted carpet

BEDROOM 3 10'5" x 12'1"

Bedroom 3 is located to the rear of the property and has a storage cupboard in one corner, fitted carpet and curtains are included.

BATHROOM 4'3" x 7'6"

A white 3 piece bathroom suite comprising;- bath, pedestal wash basin and w/c, heated combi towel radiator.

BEDROOM 4 & 5 8'2" x 13'3"

2 attic rooms with coombed ceiling and dual aspect windows and original cast iron fireplaces. Bedroom 4 has a double cupboard with hanging space and shelving.

GARDEN & SHED

The garden to the rear, is mainly laid to grass with mature trees, shrubs and flower beds. There is a patio area to the rear of the property. The boundaries are enclosed with stone walls, timber fencing and post and wire fencing. There is a gravel parking area to the side of the house and parking available to the front of the house.

ADDITIONAL INFORMATION

Council Tax Band - D
Single Storey Rear Extension (Sun Lounge) circa 1975
Biomass Boiler to Central Heating
Septic Tank

VIRTUAL TOURS

360 Tour <https://www.madesnappy.co.uk/tour/1g171g8766>
Virtual Tour <https://youtu.be/xOMSiPMnayg>

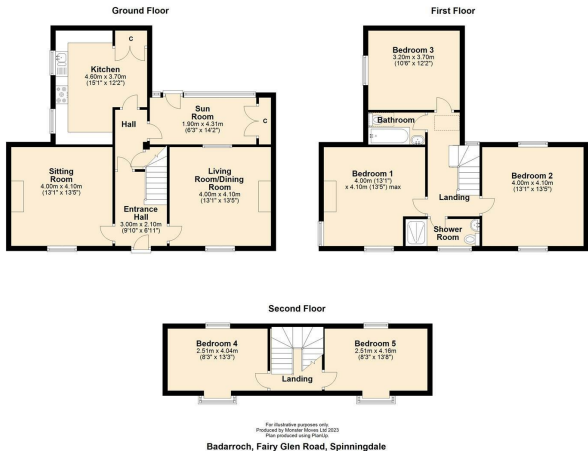
LOCATION

The property is located in the rural hamlet of Spinningdale on the East Sutherland coast. Primary school, shops and a limited range of amenities are available in Bonar Bridge some five miles west. Secondary school and enhanced facilities are available in both Dornoch (eight miles) and Tain (ten miles) where you will also find supermarket, two of which deliver to Spinningdale.

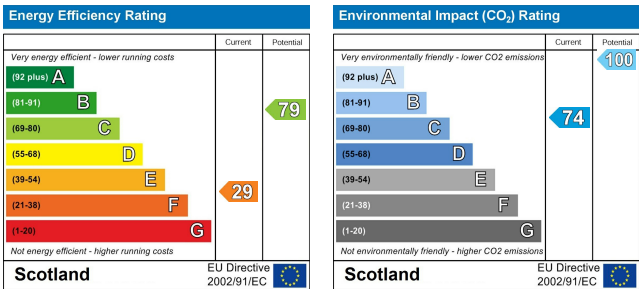
Area Map



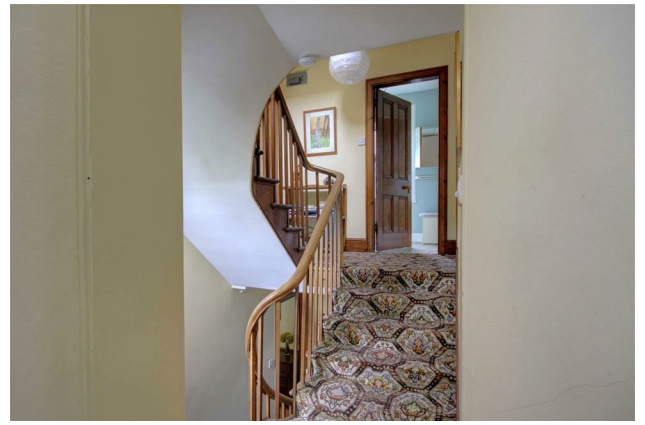
Floor Plans



Energy Efficiency Graph







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