



Lynwood Golf Road , Brora, Sutherland, KW9 6QS

Offers Over £390,000



UNDER OFFER through Monster Moves

An amazingly renovated and modernised property located on the popular Golf Road, yards away from the Brora Golf Course and its sandy beach. Lynwood was originally occupied by the local doctor as a residence and a surgery that served the village of Brora.

The property comprises; 6 bedrooms, 3 bathrooms, kitchen, dining room, living room, utility, conservatory and snug. Sitting in a large walled garden with mature garden and driveway there is a large outbuilding that has two workshops.



VESTIBULE & HALL 4'3" x 6'6"

The main entrance to the property is through the vestibule with original quarry tile floor and a half glazed door into the grand hallway. In the hallway is an original fireplace and curved stairs leading to the first floor.

SITTING ROOM 13'1" x 14'9"

The sitting room is situated on the right. A grand room with three windows all with original shutters, coving, skirting boards and maids bell.

DINING ROOM 14'9" x 13'1"

Double doors lead from the sitting room into the dining room with an exposed chimney breast and a multi fuel burner. Two windows with original shutters.

SNUG/PLAY ROOM 9'10" x 11'5"

On the left from the hallway is a snug which is presently being used as a play room. From there is a corridor to the side entrance. A cloakroom is off the corridor.

KITCHEN 19'8" x 13'1" I shaped

A bespoke kitchen made by a local craftsman from a Wych Elm that was taken from the garden and walnut worktops, hand crafted to enhance the room An Aga with gas hob and electric oven is also included in the kitchen . Exposed Brora brick and stonework add more character to the room.

UTILITY & BACK PORCH 13'1" x 9'10"

An essential room in any grand house is the utility/boot room This one has ample space for storage, washing machine and freezer. A door leads out to the back door and to the workshops at the rear.

BEDROOM 6 with EN SUITE 11'5" x 12'1"

Bedroom 6 is located off the dining room and has an en suite shower room.

FIRST FLOOR

The stairs meanders to the first floor. A bathroom is half way up.

BATHROOM 6'6" x8'10"

A glamorous bathroom with Italian porcelain tiles on flor and walls. A modern standing bathe and a set on top wash basin.

BEDROOM 1 8'10" x 10'9"

A double bedroom with interesting shapes created by the ceiling and windows Fitted carpet and an original fireplace.

BEDROOM 2 16'4" x 11'5"

A double bedroom with fitted carpet.

BEDROOM 3 14'9" x 13'1"

A double bedroom with a feature exposed wall of stone and Brora brick.

BEDROOM 4 10'5" x 13'1"

A double bedroom over looking the main garden facing east

BEDROOM 5 11'9" x 10'5"

A double bedroom with fitted carpet

SHOWER ROOM 6'6" x 6'6"

The shower room is at the end of the corridor and has a large walk in shower enclosure , white wash basin and w/c. Villery & Boch and Keuco fittings and underfloor heating.

OUTBUILDINGS/ WORKSHOPS 16'4" x 49'2"

The outbuilding is split into two units each 7.5m x 5.0m. The outbuilding sits on a 6inch concrete plinth with 200 mm of insulation and is built with locally milled Douglas Fir frame and then lined with locally sourced Larch. It is plumbed in for water and waste (not connected) and is wired with lights and sockets and its own consumer unit.

GARDEN & DRIVEWAY

Lynwood sits on a large well established garden with grassed areas and mature hedging and trees. The driveway comes into the garden and has parking for numerous cars.

ADDITIONAL INFORMATION

Council Tax Band - G
EPC Rating - E
Oil Fired Central Heating
replumbed throughout

LOCATION

Located on Golf Road in Brora take the road towards Brora Golf Club and Lynwood is on the left. Driveway beyond the house. Lynwood is just yards from the sandy beach and all local amenities and transport links.

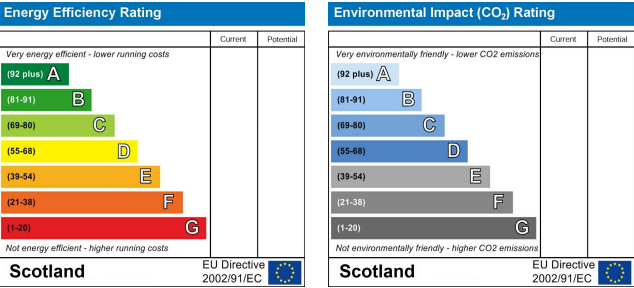
Area Map



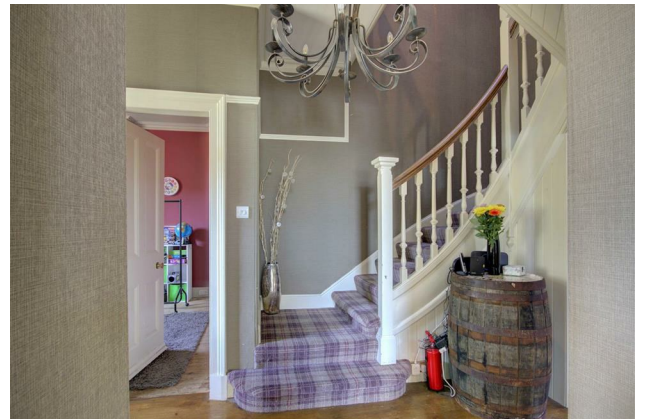
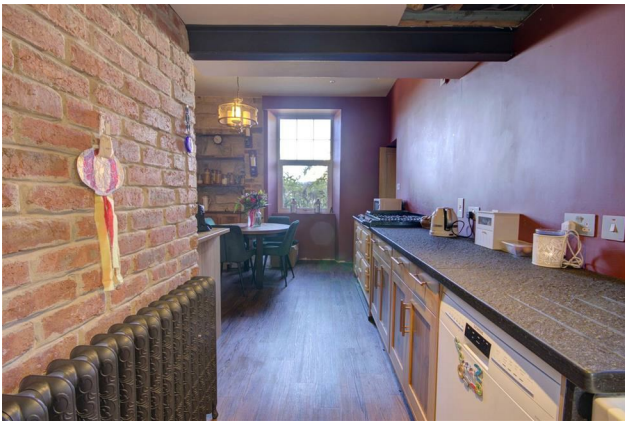
Floor Plans



Energy Efficiency Graph







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