

Brae Cottage, Torboll,
Dornoch, Sutherland, IV25 3JE



Offers Over £130,000



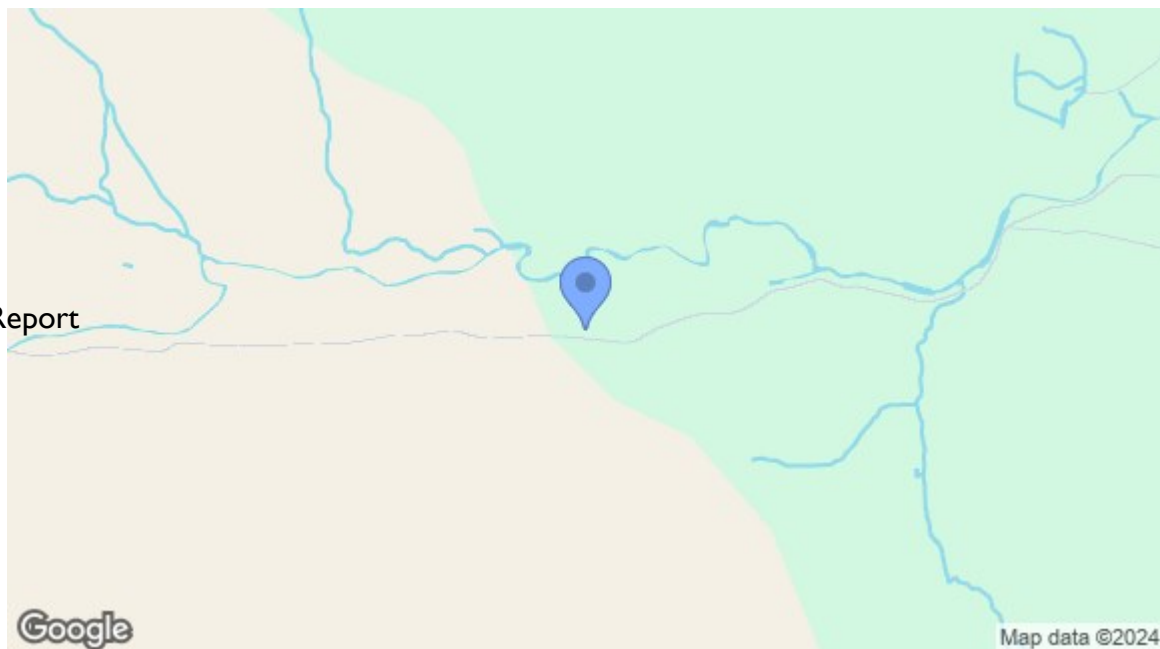
Brae Cottage is a rural property that requires full renovation but has the potential to offer it's new owners a unique off-grid living experience in a picturesque location. It is a perfect renovation project for those seeking a tranquil retreat in the heart of the highland countryside. The property sits in approx 2 acres and is sufficient land for self sustainable living. Click on the link to see how beautiful this remote landscape is. <https://youtu.be/cLUWwhSk-vo>

Situated in a stunning location, beside the stream known as Abhainn an r-Stratha Charnaig, running from Loch Buidhe, through Torboll Falls and Torboll salmon ladder to the coastal waters of Loch Fleet, surrounded by stunning views of the Creag Dail na Meine & Beinn Domhnaill hills, offering a peaceful and idyllic setting.





- Renovation Project
- Traditional Cottage
- Rural Location
- Sits in 2 Acres (approx)
- Uninhabitable in present condition so No Home Report
- Off-Grid Living



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
sales@monster-moves.co.uk
www.monster-moves.co.uk
 Sutherland - 01408 525001
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BRAE COTTAGE

A traditional stone built cottage in need of renovation to take it in to the 21st century. The property could be updated to a cosy Highland Cottage or extended for family living (with appropriate planning consents). The house would need to be taken back to the stone walls and a new layout created within the walls.

There is no Home Report for this property as it is uninhabitable in its present condition as there is no bathroom or kitchen.

A link to the SNH website <https://sitelink.nature.scot/site/9188> which has a plan of the area and details of the activities which require consent. The SSSI relates to a site of almost 300 ha, is designed to protect the natural features of this environment as a habitat for various species of breeding birds, and that the measures will not necessarily apply to any individual residential properties located within the SSSI including Brae Cottage.



LOCATION

Brae Cottage sits nestled in the hills of Sutherland, nearby a stream/burn with an abundance of wildlife on the doorstep. The single track road is infrequently used, and provides a route between The Mound (A9) and Bonar Bridge. The villages of Golspie 6 miles north and Dornoch 8 miles east have all the local amenities. Tain 14 miles south has major supermarkets.

To find this property please click on the link for What3words [///dish.steadily.chatters](https://www.what3words.com/#!/dish.steadily.chatters)

SITTING ROOM

The sitting room features an open fire and window facing the front of the property.

KITCHEN

Featuring a built-in pantry in the corner of the room and an open fireplace. This room has a window facing towards the front of the property and access to the stairs leading to the upper floor.

BATHROOM

A large room with adequate space for a bathroom suite. and presently has running water from a natural spring to it.

FIRST FLOOR

Accessed via the kitchen, the narrow stairs lead to the first floor with a skylight and access to Bedrooms 1 & 2.

OUTBUILDINGS

There are two outbuildings attached to the rear of the property. One is a log store and coal bunker, the other is stone built and used for useful storage.

SERVICES

There is no electricity or gas to the property Light has been through gas lights from gas cylinders.

Water is from a natural spring nearby.

There is a septic tank present, located and registered with SEPA.

VIRTUAL TOURS

Virtual Walkthrough - <https://youtu.be/clUWwhSk-vo>



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Tenure Freehold

Entry

By mutual agreement

Viewing

To arrange a viewing of Brae Cottage, Torboll, Dornoch, Sutherland IV25 3JE, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



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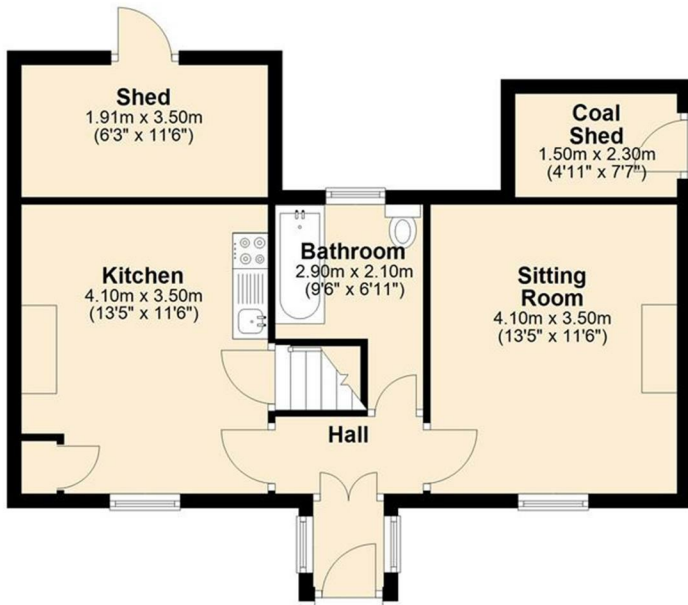
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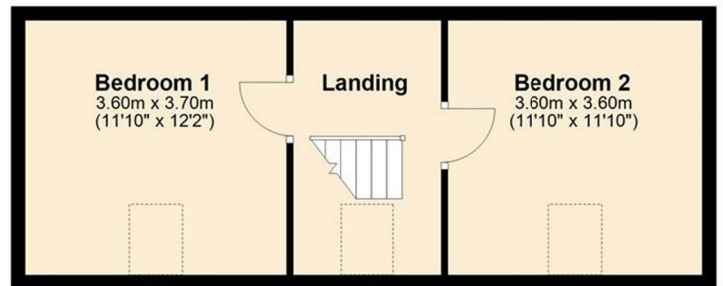
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Ground Floor



First Floor



For illustrative purposes only. Produced by Monster Moves Ltd 2024
Plan produced using PlanUp.

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

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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