

Monster Moves



Invercassley Cottage, Rosehall, Lairg, Sutherland IV27 4DB

Offers Over £299,000



UNDER OFFER

Invercassley Cottage is a unique property located in the heart of Sutherland with views over the Scottish Highlands down to local rivers and immersed in the natural beauty and wildlife. The cottage is presently divided into two sections, a traditional one bedroom cottage and a more modern extension which is currently being utilised as a separate annex providing self catering/bed and breakfast accommodation. This can be kept to allow the new owners an income or could be easily made back into one large family home. The owners residence comprises a one bedroom property with a large kitchen/diner family room, sitting room, bedroom with dressing room and bathroom with the annex offering three /four bedroom accommodation with a family bathroom and a kitchen/diner. Set in 1.5 acre of garden ground there is also a large garage, a guest cabin that could be a studio or office, numerous outbuildings, a large polytunnel with raised beds, a small orchard, a chicken run, vegetable grounds (raised beds), a pig pen, a wood shed, dog kennels and several ponds with a stream running between them.



FAMILY/DINING AREA

12'1" x 19'8"

Entry to the owners accommodation is via the family room which is open to the kitchen and has ample space for a large dining table and sofas. Tiled floor and sloping pine roof. Windows on two sides with a door to the garden. A door leads into the self catering accommodation connecting the two units.

KITCHEN

12'1" x 11'9"

A large kitchen with wall and base units on three walls. dishwasher, free standing cooker and solid fuel Rayburn. On the ceiling are exposed beams and a skylight. The kitchen is open to the family room which has spectacular views across the countryside towards the river.

SITTING ROOM

12'1" x 13'1"

From the family room is a corridor into the original cottage sitting room with dual aspect windows, exposed beams, hard wood floor and multi fuel burner that sits on a slate flagstone.

BATHROOM

5'10" x 8'10"

A bathroom with white 3 piece bathroom suite comprising:- pedestal wash basin, w/c and bath with overhead shower. White tiling around the bath and painted tongue and groove on the lower half of the wall. Heated chrome towel rail.

STAIRS TO BEDROOM 1

A door opens to the stairs and leads to the first floor bedroom and dressing room.

BEDROOM with DRESSING ROOM

11'1" x 15'8" (6'2" x 13'1")

From the ground floor corridor a door opens to a stairs that leads you to the first floor of the original croft house. The stairs are located in the bedroom and there is storage shelving along the eaves. A large velux window and painted pine ceiling. There is a wash basin in a vanity unit. A door leads into a dressing room with a full length hanging rail, shoe storage and shelved area and a velux window.

ANNEX SELF CATERING

KITCHEN

12'9" x 9'2"

A fully functioning kitchen for the guests in the SC apartment with wall and base units, cooker and space for a dining table and chairs. There is a rear door to the patio area outside the apartment.

BEDROOM 2

13'9" x 10'5"

A double bedroom with high ceiling, double aspect windows and en suite shower room;- Fully tiled room with shower enclosure, wash basin and w/c

BATHROOM

9'2" x 7'6"

A bathroom with 3 piece white bathroom suite and shower enclosure with wetwall. Painted tongue and groove on lower walls

BEDROOM 3 with EN SUITE

13'9" x 9'6"

A double bedroom with en suite bathroom comprising; bath (with overhead shower) wash basin and w/c

SITTING ROOM/BEDROOM 4

13'5" x 16'0"

A stairs leads to the first floor and a bedroom that is presently used as a guest sitting room. Built in shelving in the eves and a velux window.

UTILITY

3'3" x 7'2"

A utility room with plumbing for a washing machine and space for tumble drier and space for other utilitarian items. There is a vestibule that has an external door.

GARAGE & OUTBUILDINGS

There are many outbuildings on this site to enable you to have livestock and grow vegetables. A large timber garage with power and light. An aluminium framed greenhouse attached to the house. A timber framed and clad shed. A polytunnel with raised beds (18m x 6m). There are various smaller sheds of timber construction some presently used for chickens.

CABIN

The cabin is located to the south of the garden and has dual aspect windows giving panoramic views across farmland towards the river. The cabin has electric heating and light, fitted blinds and pitched pine ceiling.

GARDEN

The garden ground is mainly down to grass with trees and mature borders and extends to approximately 1.5 acres There is a gravel driveway and a parking area to the side of the house in front of the garage. A large pond lies to the north and a stream feeds through to three smaller ponds, one of which is in front of the house with seating areas over looking them. The boundaries are enclosed with post and wire fencing and stone walls.

ADDITIONAL INFORMATION

Council Tax Band - D

Double Glazed Timber Casement Windows

Oil fired Central Heating

Built 1890, extended in 1976 with a garage added in 1986

AREA MAP

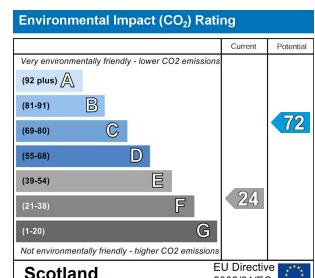
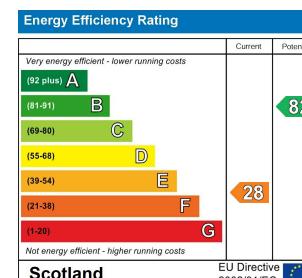


FLOOR PLANS



For illustrative purposes only
Produced by Highland Holiday Properties Ltd 2023
Invercassley Cottage, Rosehall

ENERGY EFFICIENCY GRAPH







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