

Anvil House Strathnaver Street
Helmsdale, Sutherland, KW8 6JJ

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Offers Over £260,000



Anvil House is a spacious 3 bedroom detached property located in the village of Helmsdale, this well maintained L shaped property makes a lovely family home and has the added bonus of a two storey stone Smithy, presently used as a garage and workshop or could be converted with appropriate planning consents. The enclosed garden is a sun trap and very private.





- 3 Bedroom Detached Property
- The Smithy - Workshop & Garage
- Large Enclosed Garden
- 2 Sitting Rooms
- Principle Bedroom with En Suite
- Carport with Electric Roller Doors



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
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HALL

In the front door to the hall with access to the lounge, sitting room shower room and stairs to the first floor.

LOUNGE

19'4" x 13'4"

The lounge is bright room with windows on three walls, a beige carpet and multi fuel burner on top a caithness slate hearth with floating shelf above. Door through to the utility room.

SITTING ROOM

14'0" x 11'1"

A cosy sitting room with wood stove on a slate hearth, Alcove to the side and one wall of built in shelving.



SUN LOUNGE

15'7" x 10'0"

The sun lounge is off the sitting room and faces south and west, with fitted blinds, this room has french doors leading out to the garden.

KITCHEN/DINER

22'1" x 11'4"

An alcove leads through to the kitchen diner from the sitting room, a double height pitched pine ceiling. Modern base and wall units with integrated hob, oven and hood. space for a dishwasher and free standing fridge freezer, a fitted larder cupboard and space for a kitchen table.

REAR PORCH

7'8" x 5'2"

The rear porch comes off the kitchen and leads to the garden, there is also access to the shower room. When you combine the present kitchen the rear porch and the shower room together you see what was originally a self contained annexe from the main house. This could be restored again if needed.

SHOWER ROOM

8'0" x 7'7"

Shower room with white wash basin in a gloss vanity unit, w/c and shower enclosure with mains shower and heated towel rail.

UTILITY

12'2" x 10'4"

Door through to the utility room from the lounge. This was the original kitchen and has therefore got an abundance of base and wall units, washing machine, tumble drier, Belfast sink, Oil Boiler and the essential clothes pulley.

FIRST FLOOR

The carpeted stairs lead to the first floor and the oak bannister, neutrally decorated and fitted carpet

BEDROOM 1

15'5" x 13'11"

A large bedroom with dual aspect windows, fitted wardrobe, wood flooring and a pedestal wash basin.



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BEDROOM 2

10'7" x 7'6"

A single bedroom over looking the rear garden

BEDROOM 3, Bathroom & Walk in Wardrobe

13'0" x 14'2", 10'4" x 11'6"

A spacious bedroom with cupboard holding hot water tank. A door leads through to the en suite bathroom and dressing area. The bathroom comprises, a white three piece suite; bath, w/c and wash basin, a mirrored wall cabinet. Through to the walk in wardrobe, which has fitted hanging rails and storage shelves.

GARDEN

A walled garden mainly laid to lawn with large patio area, mature trees and hedging, Poly tunnel, a covered log store and access to the stone built Smithy which acts as a great workshop. A wooden garden shed is included.

THE SMITHY - GARAGE, WORKSHOP & LOFT SPACE

34'0" x 17'8", 33'10" x 16'6"

To the side of the property is a stone built Smithy, which is presently used as a workshop with a garage up and over door. Stairs lead to the first floor and further workspace. This building has income potential with appropriate planning permission. The workshop is also accessed from the garden.

LOCATION

Anvil house is located in the coastal fishing village of Helmsdale, a local community with shops, primary school, daily transport to High School in Golspie. Bus and rail links north and south.

What3words ///lectures.charm.shortcuts



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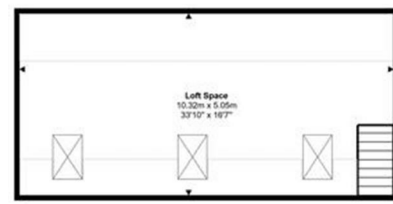
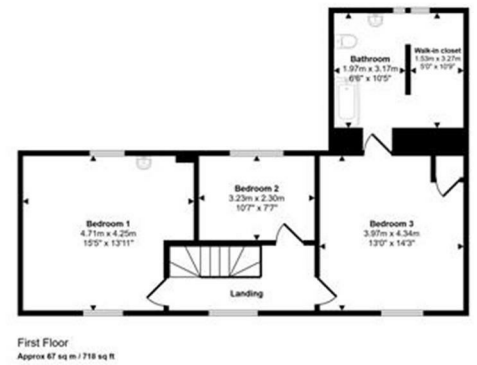
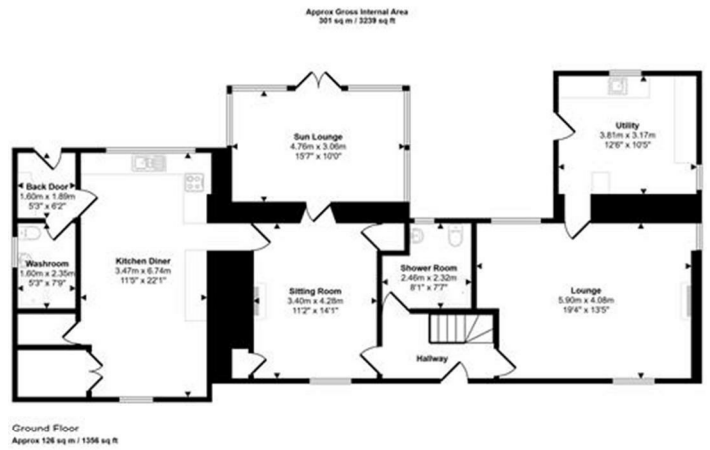
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Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misrepresentation. Some of the items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.



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Council Tax
Highland Council Tax Band C

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of Anvil House, Strathnaver Street, Helmsdale, Sutherland KW8 6JJ, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk

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		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

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