

Invercorry

Rogart, Sutherland, IV28 3XE

Offers Over £260,000

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Situated in picturesque Rogart, Invercorry is a charming detached house offering comfort and unique features. Its magnificent stonework hints at the craftsmanship within. Inside, you'll find three double bedrooms and two reception rooms. Amenities include a sauna room. Outside, large iron gates lead to a private courtyard with versatile outbuildings, including the historic Old Bakehouse with its original oven and a large garage. The fully enclosed garden offers mature trees and views over the glen and hills. Ample parking is available for three vehicles on the private driveway. Located in the heart of Rogart, the property is within walking distance to local amenities, including the nearby train station.





- 3 Bedroom Stone Built House
- Large Garden, Garage & Outbuildings
- Sauna & Shower Room
- Village Location



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
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SUN LOUNGE

Every detail of this magnificent building's exterior, from its pointed stonework to its chimneypots and cast-iron downpipes, speaks to the exceptional craftsmanship that has made it a distinguished home throughout its existence. The sun lounge was added in the 1980's and covers the front of the property whilst still featuring its magnificent stonework.

HALL

Into the majestic hall and you are immediately drawn to the central staircase, a traditional pitched pine staircase still in situ as well as the magnificent doors and facings. Natural light floods the staircase, which also benefits from a large window and a convenient understairs cupboard. The hallway, staircase, and landing all feature fitted carpet.



LOUNGE/DINING ROOM

To the right, a long room, formerly the village Co-op shop, now serves as a spacious lounge. It features comfortable seating and a multi-fuel burner on one side, with a dining area and the shop's original shelving on the other. Wooden flooring and deep-set windows enhance the room's grand feel. In addition to two windows, a glass door opens to the sun lounge. A door leads from this room through to the outbuilding at the rear of the property which presently is being used as a utility and laundry room.



DINING ROOM

To the left of the hall, the formal dining room impresses with a double-fronted window featuring a panelled surround. It boasts an open fireplace with a multi-fuel burner atop a slate hearth, and an original alcove with an exposed wall to the side.

KITCHEN

The kitchen boasts a captivating focal point: a substantial range cooker with beautiful exposed stone behind it. It's complemented with fitted base units, a freestanding dishwasher, and a spacious American fridge freezer.



FIRST FLOOR

The staircase boasts unusual finials and a large window on the stairwell, both contributing to its unique character. The spacious landing offers ample room for a home office and provides access to three double bedrooms and the shower room.

BEDROOM 1

A generously sized bedroom, featuring an impressive array of wardrobes along the gable wall and clever storage between the two windows. A versatile walk-in dressing room extends from this space, presenting the potential for an en suite (with appropriate planning consents). The room is completed with soft, silver-grey fitted carpet.



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BEDROOM 2

This double bedroom offers a pleasant view of the front garden through its large window. It features a cast-iron effect radiator and soft grey fitted carpet.

BEDROOM 3

A double bedroom overlooks the rear, with scenic views of the hill beyond. It includes convenient storage cupboards.

SHOWER ROOM

The shower room offers a white WC, wash basin, and shower enclosure, complemented by both a radiator and a heated towel rail.

GARAGE & GARDEN

To the right of the property, you'll find a large garage with a private driveway in front. The entire garden is fully enclosed, providing privacy and security.

A lawned area at the front extends around to the left, revealing a spacious, south-facing garden. This lovely space boasts mature trees and offers picturesque views both south over the glen and north to the hill behind.

Large iron gates lead you into the courtyard, providing access to several outbuildings.

OUTBUILDINGS & SAUNA

From the lounge, a door leads to a section of the outbuildings, currently set up as a utility and laundry room. Beyond this, you'll find the Sauna room, complete with a newly fitted sauna and an adjoining shower room.

Another room functions as a workshop and features stairs leading to the first floor, offering full-length storage above the outbuilding. An external door from this area provides convenient access to the driveway.

Accessed from the courtyard, the charming Old Bakehouse retains its original baker's oven, presenting a unique opportunity to be converted into a fantastic pizza oven.



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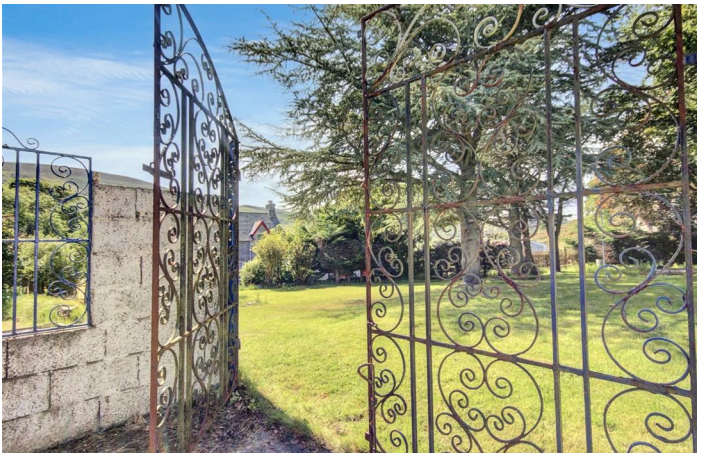
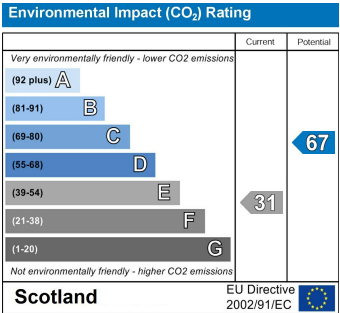
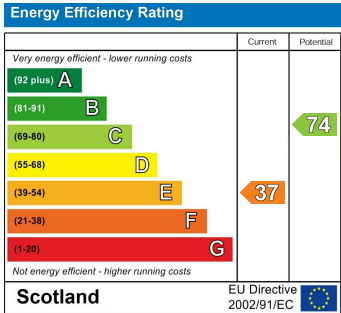
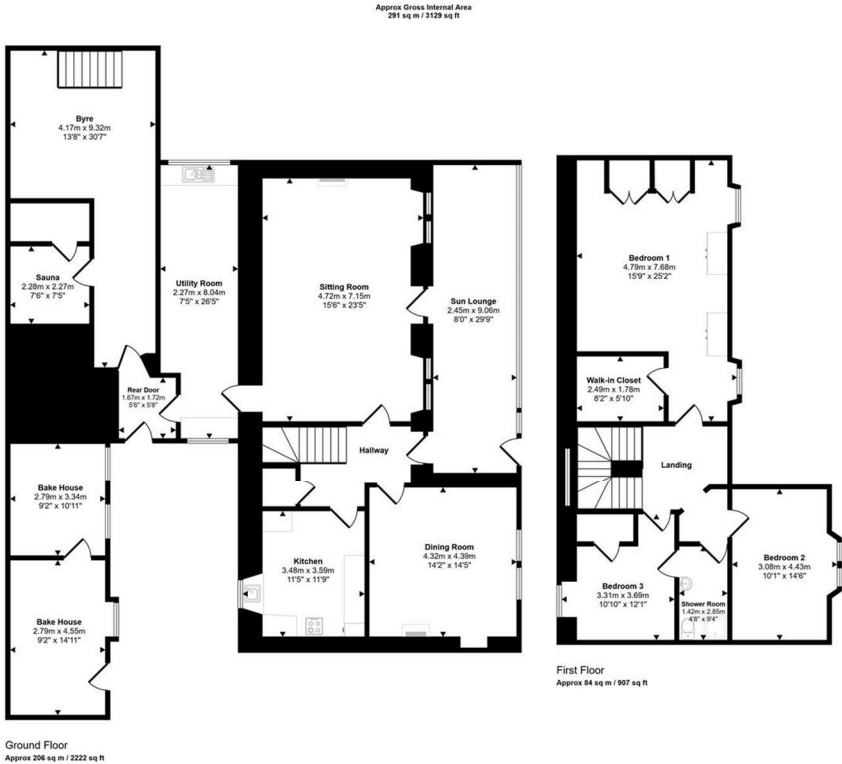


LOCATION

Invercorry is ideally situated in the heart of Rogart village, placing you within easy walking distance of essential amenities. These include the local convenience store, a welcoming pub/restaurant, a garage/petrol station, the bus stop, train station, and the community hall. Rogart Primary School is nearby, and the catchment area for high school is Golspie, with daily transport provided from Rogart. For additional amenities, several larger villages are within easy reach, and the town of Tain offers supermarkets that also provide delivery services.

WHAT3WORDS

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Council Tax
Highland Council Tax Band D

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of Invercorry, Rogart,
Sutherland IV28 3XE, please contact Monster
Moves on 01408 525001 or email
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