



Ar Taigh 113 Achork

, Rogart, IV28 3YE

Offers Over £450,000



UNDER OFFER

Monster Moves is delighted to bring this spacious 4 bedroom detached property to the market. This truly stunning property has been built to the highest standard and the layout is very well thought out with many extras that delight the senses and makes this a beautiful home in an amazing location. Ar Taigh was architect designed and built in 2016 and has many features such as solid oak flooring and oak finishes throughout as well as porcelain tiles. Underfloor heating on the ground floor providing comfort and efficiency, as well as open plan living and an integral garage. The garden is enclosed and mainly laid to grass with shrubs, flowerbeds and a pond. It also houses a steel framed outbuilding and has a gravel drive with ample parking. The property is located close to the villages of Rogart and Golspie as well as the NC500 route and the Sutherland coastline. Rogart is a small crofting community which has a primary school, train station, local shop, village hall, petrol station and pub. The larger village of Golspie has primary/high school, restaurants, pubs, golf course, leisure centre, doctors/dental surgeries as well as supermarket and other local amenities. There is a train station and a bus route with links to Inverness airport which is just over 60 miles South, with regular flights to Luton, Gatwick, Heathrow, Manchester and Amsterdam.



KITCHEN/DINING/SITTING ROOM

This amazing space has full height windows along the front of the property which gives panoramic views of the hills in the West. The polished black porcelain floor reflects the light and the views from the windows. To one end of the open plan living area is the sitting area with an inset feature log burner and log store. Folding doors allow direct access out onto the decking. The bespoke kitchen with a curved peninsula is situated at the other end, is sleek and elegant with white high gloss handleless doors and Iridium Quartz worktops. The kitchen comprises of mid-level units to the rear housing the integrated eye-level oven, combi oven/microwave, warming drawer, coffee machine, fridge and freezer. The peninsula houses a five ring induction hob and a downdraft hood, with a single sink and Quooker tap. The island is complete with an integrated wine cooler. This area also houses a cupboard with shelving.

VESTIBULE

On entering the property the quality of the finishings; oak doors, facings, skirtings, etc. is evident. There is a large coat cupboard and full height window in the vestibule leading into the double height hallway.

UTILITY

A utility room is situated between the kitchen and the integral garage. It has the same high gloss base units as well as the Iridium Quartz worktop as the kitchen and it fitted with a deep sink and integrated dishwasher. Access is possible through the garage from the outside.

PLANT ROOM & LARDER

There is a very useful larder with shelving. A separate plant room which houses the control equipment for the underfloor heating, solar panel and hot water tank. They are situated off the utility room.

BEDROOM 1

Double bedroom located on the ground floor is presently being used as a study. Neutral décor and solid oak flooring with underfloor heating. This is situated next to the shower room for accessibility.

SHOWER ROOM

A shower room with high quality fixtures and fittings, a white wall hung w/c, half pedestal wash basin, a large shower enclosure with electric shower and chrome heated towel rail.

STAIRS TO FIRST FLOOR

The feature oak staircase with glass balustrade, located in the double height hall area, leads you up to the first floor.

UPSTAIRS HALLWAY

This area accesses the master bedroom, lounge, bedroom 3 and 4 as well as the laundry room and a walk-in cupboard. There is also access to the loft via the folding loft ladder stair which is fitted with power and lighting.

LOUNGE

The lounge can be accessed via glass pocket doors and is situated in the centre of the first floor. It has solid oak flooring, feature radiators and full height windows giving spectacular views of the hills and sunsets in the west.

MASTER SUITE, DRESSING ROOM & EN-SUITE

The master suite had dual aspect windows overlooking the hills. Neutral décor and solid oak flooring. The en-suite comprises a white wall hung w/c, half pedestal wash basin. There is a large shower enclosure with overhead shower attachment and wall mounted shower head as well as a chrome heated towel rail. There is also a dressing room which completes the suite.

BEDROOM 3 with EN SUITE

Another double bedroom situated to the front of the property with views overlooking the hills to the West. The en-suite has a white wall hung w/c, half pedestal wash basin, a shower enclosure with overhead shower and chrome heated towel rail.

BEDROOM 4 with EN-SUITE

A double bedroom facing East with neutral décor, solid oak flooring and radiator. The en-suite has a white wall hung w/c, half pedestal wash basin, a shower enclosure with overhead shower and chrome heated towel rail.

LAUNDRY ROOM

A useful space located on the first floor for convenience. It comprises base units with plenty storage for laundry, a sink and ample worktop space. There is also plumbing for a washing machine and space for a tumbler drier and a drinks fridge.

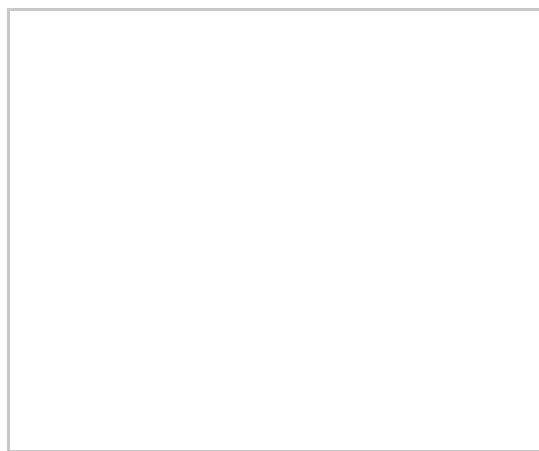
ADDITIONAL INFORMATION

Council Tax Band - FEP/C Rating - C Built 2016 Stylish and high quality finishes Oil fired underfloor heating on ground floor, radiators on first floor Internal floor space 283 sq m (approx) Solar Panels for water Whole house ventilation unit 4G WiFi with speeds of 20Mb upload/download Home network between all bedrooms, sitting room and lounge.

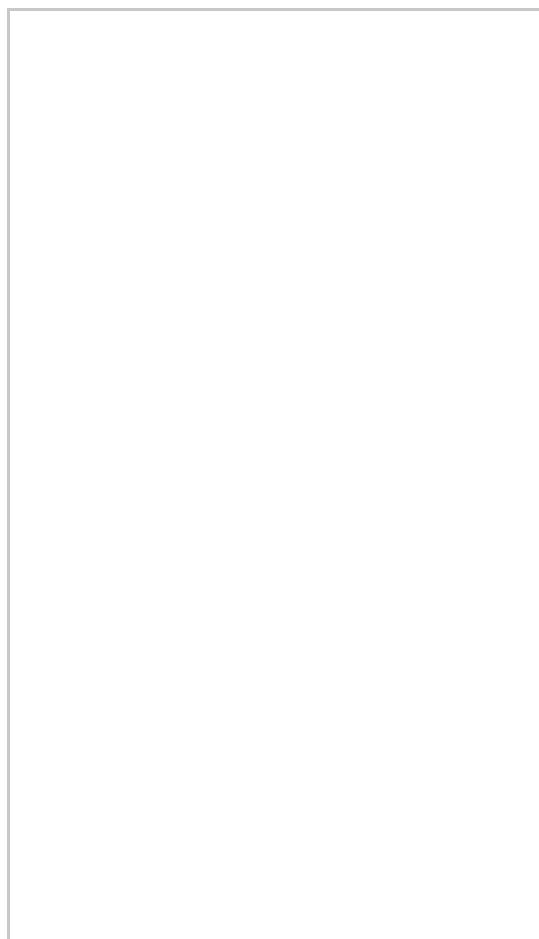
DIRECTIONS

From the A9 head through the village of Golspie. Half a mile North take a left for Backies and go under a railway bridge. Take a left at the first junction and a right at the next junction. Follow the road for approx. 5 miles passing Loch Farlary on the lefthand side. A mile and a half afterwards you will come to a junction to the left, sign posted Achork. Follow the road past a stone wall to the right and Ar Taigh is visible on the righthand side from the road.

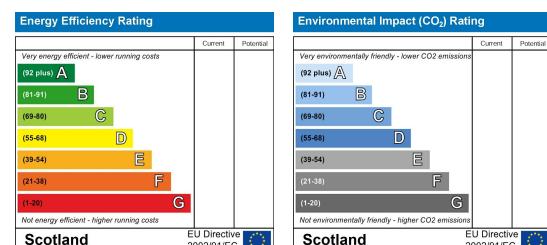
Area Map



Floor Plans



Energy Efficiency Graph



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