

Lower Rarichie  
Tain, Ross-Shire, IV20 1XH



Offers Over £399,000



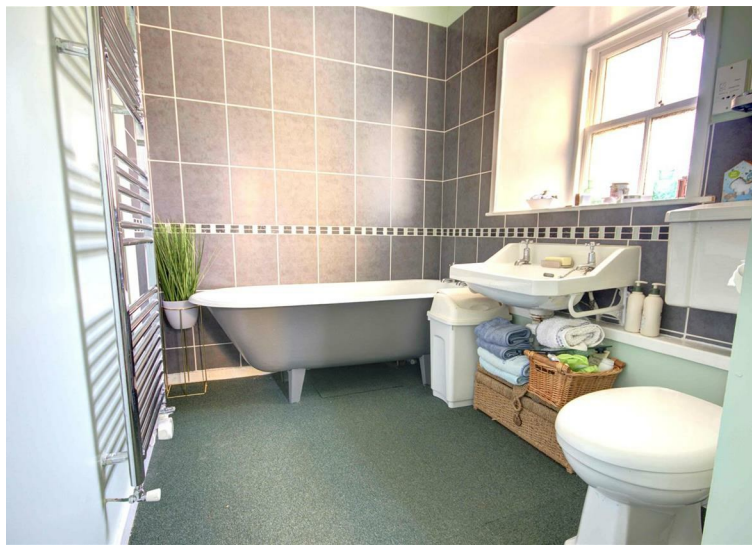
On the market with Monster Moves this wonderful detached farmhouse is a spacious 6 bedroom with large garden, private driveway and garage. The property is surrounded by farmland and close to the seaboard villages on the Fearn peninsula.

There is also a plot with lapsed full planning for a 3 bedroom detached house with garage.

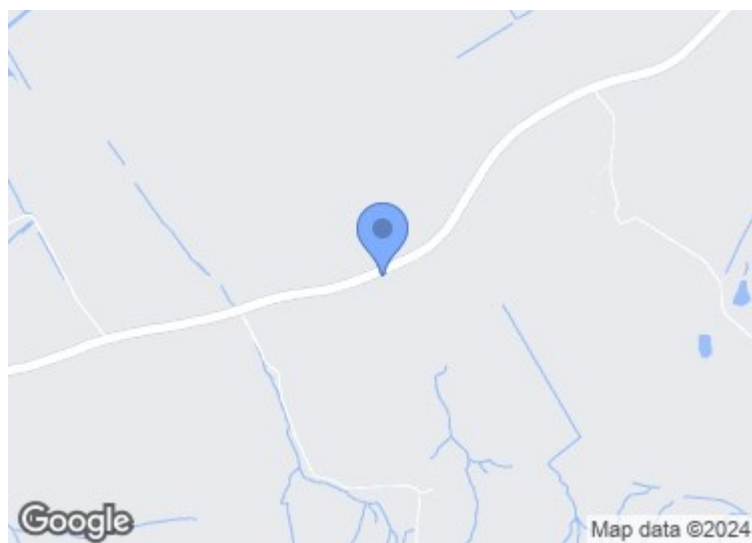
Reference No. 09/00464/FULSU (Lapsed)







- 6 Bedroom Detached Property
- Rural Location
- Large Garden & Driveway
- Building Plot with Lapsed Planning
- Grade B Listed Building



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

5'6" x 12'5"

The front door leads into the hall in the centre of the house. To the right is the sitting room, a bedroom and boiler room, straight ahead is into the kitchen dining room and hallway to bedroom 5, bathroom and rear porch. The stairs lead to the first floor comprising 4 bedrooms and shower room.

## SITTING ROOM

15'1" x 15'1"

The large sitting room is cosy and has a feature fireplace. a door leads to the east wing which contains a double bedroom, boiler room housing the bio mass boiler etc. and an external door.



## KITCHEN

8'6" x 13'9"

The kitchen is to the rear of the property and has views across open fields. The fitted kitchen has blue units and wood worktops there is a range cooker (5 ring 2 ovens 1 grill and a hot plate) space for a dishwasher and fridge freezer. A breakfast bar is located along one wall. Laminate flooring through kitchen and dining room.

## DINING ROOM/SNUG

13'1" x 14'9"

The dining room is currently multi use as a dining room and snug area. There is a feature fireplace and the room has dual aspect windows.

## PORCH & HALLWAY

6'6" x 4'3"

From the dining room is a door leading to the west wing which comprises bedroom 5, family bathroom and porch to the side and rear gardens. A double storage cupboard and space for hanging coats and storing outdoor footwear.

## BEDROOM 5

9'10" x 13'9"

A double bedroom located in the west wing

## BATHROOM

9'10" x 5'10"

The bathroom has a free standing bath, pedestal wash basin and w/c. There is a cupboard that houses the washing machine and tumble drier.

## BEDROOM 6

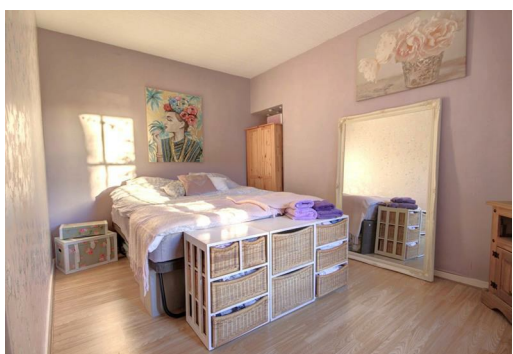
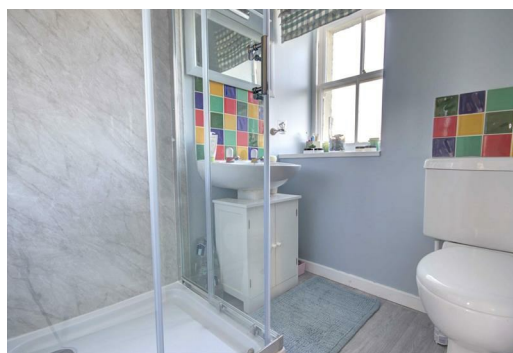
13'1" x 10'9" (9'2")

Bedroom 6 is a double and is located in the east wing next door to the boiler room.

## BOILER ROOM

5'10" x 8'10"

The boiler room houses the Biomass boiler and the manifold along with added storage space.



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### FIRST FLOOR

Stairs lead from the hall to the first floor which has a window above the stairwell. Access to the 4 bedrooms and shower room.

### BEDROOM 1

14'9" x 13'1" (9'10")

A large double bedroom with dual aspect windows and ample space for free standing bedroom furniture.

### BEDROOM 2

9'10" x 5'2"

A single bedroom with views over open fields

### BEDROOM 3

15'1" x 7'2"

A double bedroom with storage cupboard and views over open fields.

### BEDROOM 4

14'1" x 7'2"

A double bedroom over looking the front garden.

### SHOWER ROOM

5'2" x 5'6"

A newly fitted shower room with wash basin, w/c and shower enclosure with wetwall.



### ADDITIONAL INFORMATION

Council Tax Band - D

EPC Rating - E

Central heating is provided by a Biomass boiler to wall mounted radiators. Hot water is provided from the same source. The boiler is located in the Boiler room.

Private Septic tank.

All floor coverings included



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## LOCATION

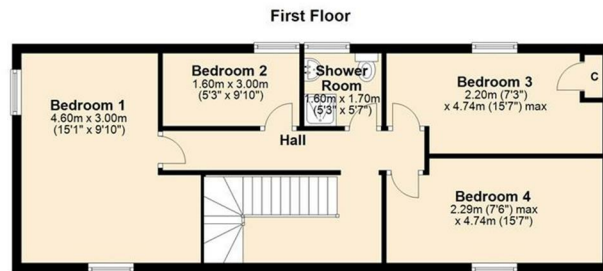
Lower Rarichie is located between Fearn and Shandwick and approx 7 miles south of Tain, where you will find supermarkets, restaurants, pubs, schools, doctors, vets, hairdresser and public transport. The train station is at Fearn some 5 miles distant. Lower Rarichie is 1.5 miles to the beach at Shandwick.

Please use [What3words///bounty.revealing.crop](https://www.what3words.com/bounty.revealing.crop) rather than the postcode to locate Lower Rarichie which is on the B9166 between Arabella and Hilton

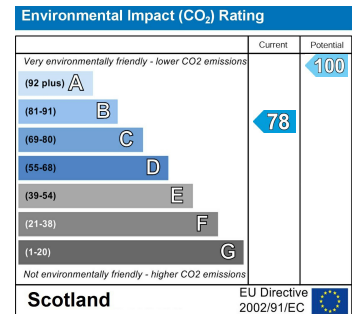
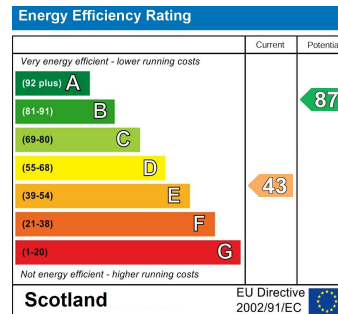
## VIRTUAL TOURS

360 Tour - <https://www.madesnappy.co.uk/tour/>

Virtual Tour - <https://youtu.be/dPUlyKS-8qs>



Lower Rarichie, Fearn



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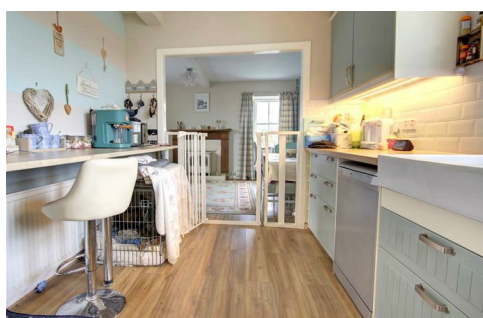
Council Tax Highland Council Band D

Tenure Freehold

Entry By mutual agreement

Viewing

To arrange a viewing of Lower Rarichie, Fearn, Tain, Ross-Shire IV20 1XH, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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