

1 Church Street
Ardgay, Sutherland, IV24 3BN

Monster
Moves

Offers Over £295,000



An exquisite cottage that has been renovated and extended to offer a fantastic 3 bedroom home in the village of Ardgay in east Sutherland. Tastefully decorated and with great craftsmanship this house has been brought into the 21st century whilst retaining many of the original features. It is in a large enclosed plot with garage and workshop to the rear. This lends itself to a conversion to a granny flat or holiday let with approval from Highland Council.





- 3 Bedroom Detached Cottage
- Beautifully Finished to a High Standard
- Large Workshop and Annexe (115 sq m)
- Garage
- Enclosed Garden & Driveway
- Rural village Location





 Thistle House, Main Street, Golspie, KW10 6TG
 sales@monster-moves.co.uk
 www.monster-moves.co.uk
 Sutherland - 01408 525001
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HALL

Entry from the street into the hall with access on the ground floor to the sitting room, kitchen/family room, shower room, bedroom 1 and stairs to the first floor.

SITTING ROOM

13'9" x 10'2"

A cosy sitting room with exposed fireplace and multi fuel stove sitting on a flagstone. William Morris wallpaper fitted carpet and cast iron radiator.



KITCHEN/FAMILY ROOM

17'11" x 17'8"

An extension to the original cottage (2021) the kitchen/family room has cathedral ceiling with 2 velux windows and three windows along one wall. The main access to the property is through the French doors that lead out to the garden and driveway. The bespoke kitchen painted in blue has an integrated oven, microwave and space for a larder fridge/freezer and concrete worktop. The island has integrated dishwasher, fridge and sink, sockets and a wooden worktop. There is an abundance of drawers, open shelving and glass units. Underfloor heating is below the quarry tiles and an part of the original stone wall is exposed. As well as the oil fired boiler providing heat and hot water there is a cream aga set in a inglenook. This room also has space for sofas and a dining table.



BEDROOM 1

11'6" x 10'1"

A double bedroom on the ground floor with fitted wardrobes either side of a hidden dressing table with vertical slat doors. Wooden floor.



SHOWER ROOM

A newly fitted and uniquely designed shower room comprising;- large walk in shower enclosure with in-set shelf, a wash basin on top of shelf, w/c and heated towel rail. Built in shelves and a hidden storage cupboard.

STAIRS & LANDING

The stairs has bespoke metal rails and a landing at the top large enough for furniture, access to two bedrooms and family bathroom and a velux window for light into the stairwell.

BEDROOM 2

10'0" x 11'6"

A double bedroom with coombed ceiling and large velux window. Fitted wardrobes, storage and dressing table. A feature nook in the gable wall. Fitted carpet.



BEDROOM 3

10'0" x 10'2"

A double bedroom with coombed ceiling and large velux window. Fitted wardrobes along one wall. Fitted carpet.



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BATHROOM

7'3" x 6'2"

A spacious family bathroom with white back to wall w/c, white wash basin set in a vanity unit, a P shaped bath with overhead shower. Large travertine tiles around bath and shaker cladding around the lower half of the room. Wooden flooring. Attic hatch and velux window.



GARDEN

The garden grounds are mainly down to grass with trees, shrubs and flower beds. There is a gravel driveway and parking area to the side and rear of the property. At the rear the garden is partially terraced with a masonry retaining wall. The boundaries are enclosed by post and wire fencing and timber fencing and gate.

UTILITY & SHED

There is a timber framed and clad shed under a pitched corrugated sheeting clad roof. Two timber access doors, one to the front and one to the side. The shed is partitioned in two, the rear being used as a utility room with plumbing and electric for washing machine, space for tumble drier and freezer.



WORKSHOP

There is a 115sqm (GIA) or thereby timber framed and clad garage/workshop and a independently accessed rear storage area. The unit has been insulated and lined with a light and power supply and plumbing in the workshop section. In the storage area works are partially complete and has double glazed patio doors for access. It has been configured with the potential to develop into a habitable annex space with the relevant Local Authority consents.



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ADDITIONAL INFORMATION

Built 1850, refurbished 2017, extension built 2021

Oil fired boiler with interlinked Rayburn solid fuel

LPG to kitchen hob only

Windows are double glazed timber casements (except the two front windows)

LOCATION

The property is located in the village of Ardgay along the kyle of Sutherland. A thriving area with the hub, community groups, primary school, shops, pubs and convenience stores. Tain is some 11 miles east and has supermarkets and more amenities.

DIRECTIONS

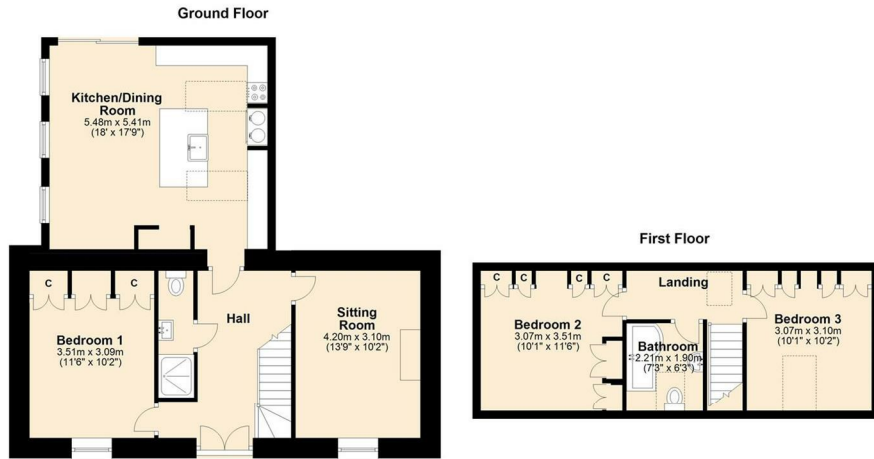
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VIRTUAL LINKS

360 Tour -

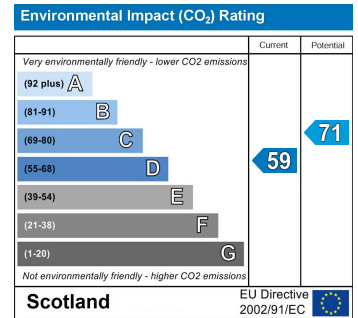
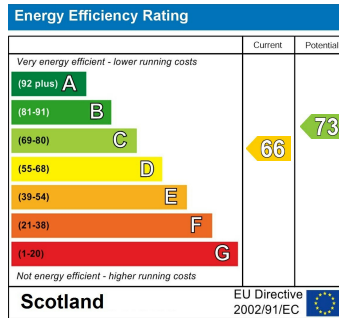
<https://www.madesnappy.co.uk/tour/|g|7|gce54>

Virtual Tour - <https://youtu.be/L2rqoZ3hRT0>



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Plan produced using PlanUp.

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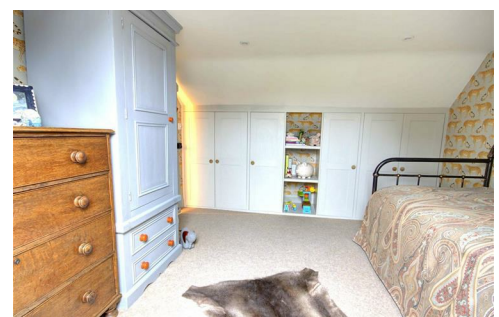


Council Tax
Highland Council Band A

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of 1 Church Street, Ardgay,
Sutherland IV24 3BN, please contact Monster Moves
on 01408 525001
or email sales@monster-moves.co.uk



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