



22 Knockdhu, LAIRG, IV27 4DG

Offers Over £395,000

REF: 60974





description

22 Knockdhu is a substantial property located in the heart of Sutherland surrounded by stunning unspoiled countryside, yet is only a few minutes' drive from the centre of village of Lairg. The property consists of a three-bedroom dwelling house, 17 acres of owner-occupied croft land, productive kitchen garden, a large outbuilding with planning for the development of a four berth bunkhouse, planning consent for a 4 bed glamping pod and a large amenity block with two flushing toilets, shower, and fully functioning kitchen area. The amenity block has in the past been used to host functions and workshops. The potential this property has to offer is endless, only limited by your imagination.

This property represents an ideal purchase for someone looking for a tranquil lifestyle change in a thriving crofting community with nearby village facilities.

Only by viewing can you fully appreciate this unique property and the potential it has to offer. More details of the property can be found on Instagram @22Knockdhu.

Accommodation in the dwellinghouse consists of; an entrance vestibule/boot room with coat hooks and slate flooring; a well-appointed kitchen with a selection of base and wall mounted units, slate flooring, electric fired Aga Rangemaster, fridge and washing machine; sun room which enjoys views across your own land to the hills in the distance and patio doors opening to the garden; inner hallway; lounge with a wood burning stove providing a welcoming focal point; bathroom comprising a three piece suite in white with mixer tap and shower head to bath; master bedroom with patio doors opening to the garden and en-suite facilities comprising a WC, wash hand basin and mains fed walk in shower; on the upper floor are two double bedrooms both with fitted storage; further attic room which provides additional storage or could be utilised as a work room/office. Externally, the outbuilding is mid-way through the development of a bunk house, with one end almost ready to provide a one bed self-contained unit, while the other end of the building has a wood burning stove and storeroom.

The amenity block is fully functioning, providing an ideal venue for many activities. There is also a hard standing, ideal for a caravan, motor home or food waggon along with a wood store, poly tunnel and productive kitchen garden. The south facing garden is very well stocked with mature shrubs and bushes while the various sitting areas provided ideal venues where you can sit and enjoy the sunshine surrounded by tranquil countryside and woodland. The property is surrounded by approx. 17 acres of owner-occupied croft land. (The house site and immediate garden ground have been de-crofted) and is currently used by the seller for sheep grazing.

The village of Lairg, a few minutes away, offers excellent facilities including general store, mobile bank, Post Office, petrol station, hotels, award winning cafe, health centre, dentists and community centre offering a good variety of village activities. There is also a monthly Community Market, along with a railway station and bus service both North and South. Education is provided at Lairg Primary School or Golspie or Dornoch High School to which a bus service is provided daily. The Royal Burgh of Dornoch is approximately 24 miles away and offers additional facilities including a range of bespoke retail outlets, championship golf course and delightful beach.

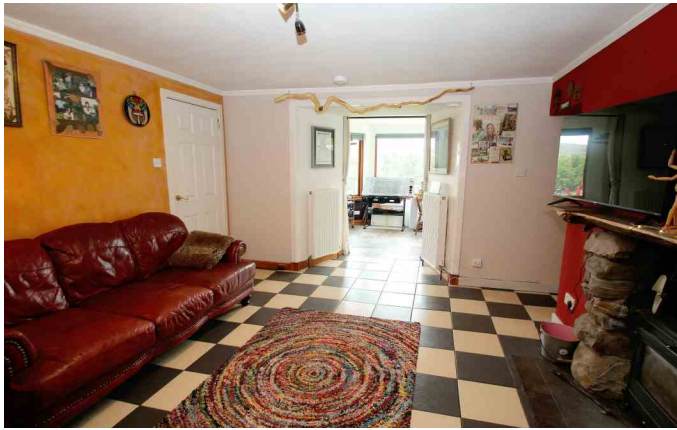
Inverness, the main business and commercial centre in the Highlands, is approximately 1 hour's drive away and offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond.



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| Entrance vestibule | 2.96m x 1.56m (9'9 x 5'0) |
| Kitchen | 4.68m x 3.27m (15'3 x 10'9) |
| Sun Room | 9.60m x 2.89m (31'6 x 9'6) |
| Bathroom | 2.70m x 1.71m (8'9 x 5'6) |
| Lounge | 4.88m x 3.52m (16'0 x 11'6) |
| Master Bedroom | 5.50m x 4.98m (18'0 x 16'3) |
| En-suite | 2.21m x 2.10m (7'3 x 6'11) |

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| Attic Room | 5.35m x 3.30m (17'6 x 10'9) |
| Bedroom 2 | 3.53m x 3.26m (11'6 x 10'8) |
| Bedroom 3 | 3.53m x 3.51m (11'6 x 11'6) |
| Unit 1 | 4.83m x 4.18m (15'9 x 13'9) |
| Unit 2 | 10.49m x 4.23m (34'5 x 13'11) |
| Barn | 12.38m x 8.81m (40'6 x 28'11) |







General

All light fittings curtains, blinds, Rangemaster and white goods are included in the asking price. Some items of furnishings may be made available by separate negotiation.

Services

Mains water and electric. Septic tank and oil.

Council Tax

Council Tax Band C

EPC Rating

E

Post Code

IV27 4DG

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

CF/JD/ARMS0021/4

Price

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Directions

From Inverness take the A9 North and then follow the road signs for Lairg, as you enter the village along the Lochside, turn right sign posted Golspie, continue through the village and up the hill, as the road levels out you pass some farm buildings on your right, the property is next on your right.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.



