





Beautifully converted, three bedroom former Free Church situated in a quiet location in the village of Ardgay

Kitchen, dining hall, upstairs lounge, three bedrooms and two bathrooms

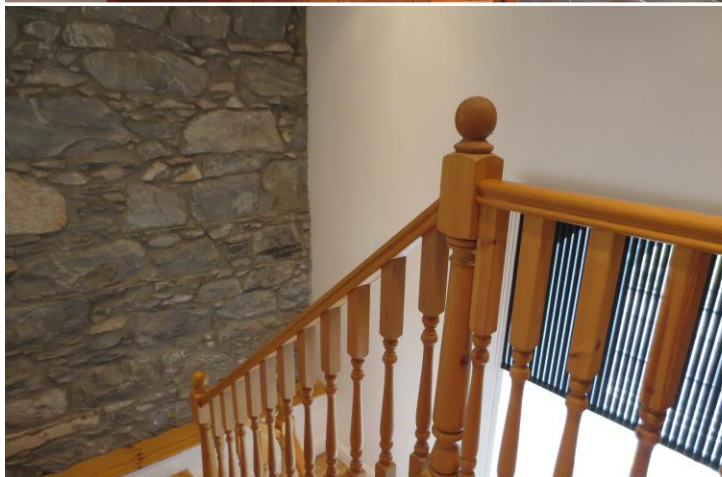
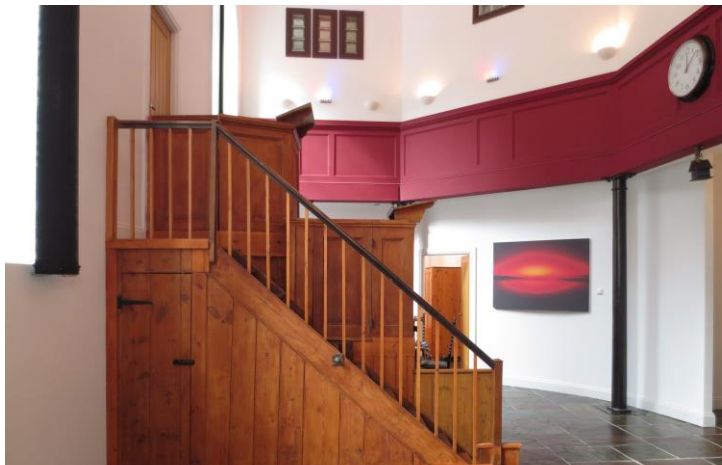
High quality fixtures and fittings throughout

Bonar Bridge 1 mile ■ Tain 14 miles ■ Inverness 36 miles

Guide Price £275,000

B Listed with original bell

EPC Rating C72



The Old Free Church

Situation

Close to the centre of Ardgay, a small scenic village some 36 miles north of Inverness and approximately 14 miles south west of Dornoch on the east coast of the Highlands. Ardgay has its own primary school and secondary school pupils have a choice of attending either Tain Royal Academy or Dornoch Academy. The village has a local shop and garage, church and village hall. Nearby Bonar Bridge, which is in easy walking distance, has a number of shops, a post office, a hotel and restaurant. Further facilities are available at Tain (approx. 14 miles away). For the more active, Ardgay is an excellent base for walking, stalking and fishing and golfing is available at nearby Bonar Bridge (9 hole) and championship golf course at Dornoch.

Directions

From Inverness follow the A9 north. At Tore roundabout, continue straight ahead on the A9 (sign-posted Wick & Thurso). After passing Tain you will reach a roundabout take the A836 sign posted Ardgay. Upon entering Ardgay continue into the village until you reach a signpost for Culrain. Follow this road until you reach the primary school and Ardgay Free church is on the opposite side of the road.

Description

The Old Free Church was built in 1849 and is an impressive conversion which was carried out to the highest standard in 2008/9. The flooring to the ground floor is of Rajah Indian slate tiles which create a luxurious effect. The property has underfloor heating throughout which works well with the tiles and is fully double glazed which ensures an even temperature through the whole of the building.



The upper floor has oak effect laminate and is painted in neutral colours. The property is in walk in condition.

Accommodation

The property is entered via a hardwood door which leads to the kitchen. The kitchen is fitted with a Schillier kitchen which has a good range of units in cream including a useful central island. There are integrated appliances consisting a Belling fan over and separate electric oven. Dishwasher, fridge, freezer and wine chiller. There is also a 5 ring induction hob with styling extractor fan above. A door leads to the utility room which also has matching units.

The open layout leads through to the dining hall which houses the original pulpit. The rooms are divided by an attractive glass block partition. There is plenty of room for a dining room and this is a super space for entertaining with mood lights in the floor. An opening leads to an inner hall and a door leads to Bedroom 1. A wooden staircase to the side of the pulpit leads to the office which has an external door to a stone staircase which takes you to the rear garden.

Bedroom 1 is a double room which also has its own entrance from the rear garden.

From the inner hall doors lead to Bedroom 2, the downstairs bathroom and entrance hallway.

Bedroom 2 is again a double room which is spacious and bright.

The luxury bathroom has a modern suite in white comprising two matching wash hand basins, freestanding bath, WC and a large walk in shower with mains drench head shower over.

The entrance hallway is also accessed via a hardwood door has the original stone floor and a useful storage cupboard. The dog leg wooden staircase rises to the upper floor. It has a large window and also a feature original stone wall. A small landing is at the top of the stairs and opens to the galley landing which looks down over the dining hall and again has mood lighting.

15 pane French doors lead to the lounge which is slightly L shaped and has a raised section where the TV stands. There are triple aspect windows allowing plenty of natural light.

To the other side of the hall are double oak doors to the master bedroom. Again this is another slightly L shaped room with a double built in wardrobe. A step leads up to the ensuite shower room.

The shower room is stylish and modern with a two piece suite in white and large walk in shower. Wet board walls also make this easy to clean.

External

The property sits in a large walled garden with access from the road via a dirt driveway to gravel parking area. There is ample parking.

An external store is accessed via a hardwood door and sits to the front of the property. This is a good sized secure store.

Services

Mains electricity
Mains water
Oil fired central heating
Mains drainage

Postcode

IV24 3BN

Burdens Council Tax E

The Old Free Church is B Listed

Entry

To be by mutual agreement

Viewing Arrangements

By appointment with the selling agents, Bell Ingram Ltd

Note: All light fixtures, blinds and floor coverings included in sale. Furniture available by separate negotiation.

Closing Date

A Closing Date may be fixed and we would advise prospective purchasers to register their interest with Bell Ingram Ltd, 22 Market Brae, Inverness, IV2 3AB.

Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set.



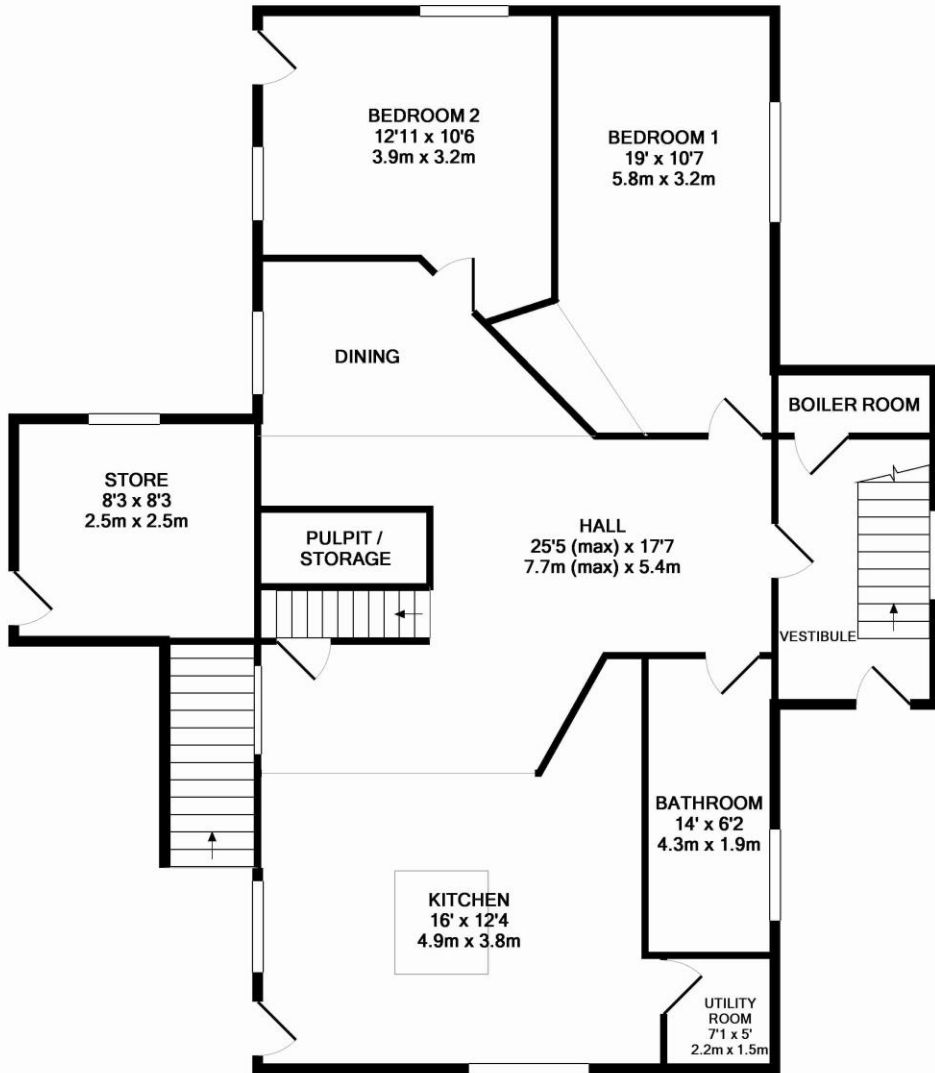


Important Notice

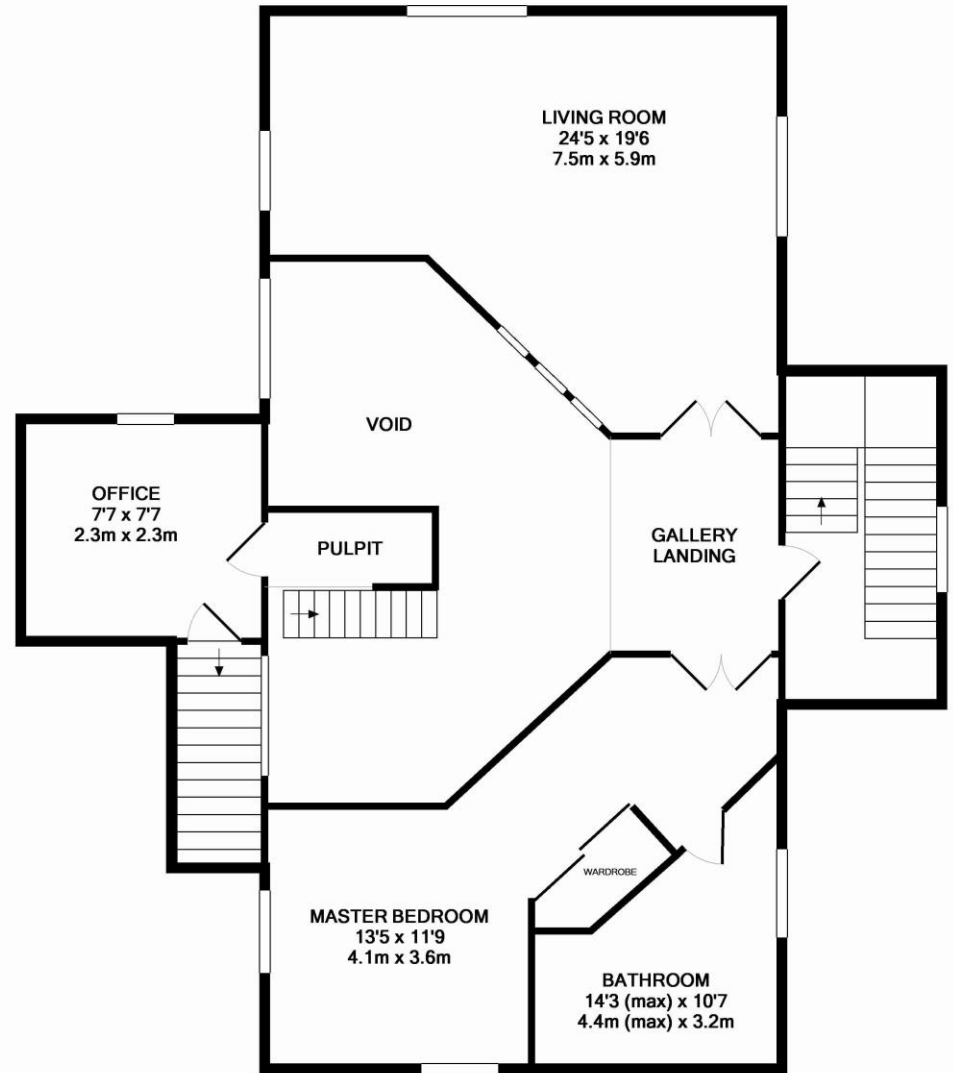
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- iii) any descriptions, measurements or dimensions quoted are approximate only and references to conditions, planning permissions, services, usage, construction, fittings & fixtures and moveable items are for guidance only.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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