



The Red House, 123 Strathy East
Near Thurso, Highland, KW14 7RZ

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 **Bell
Ingram**

Two-bedroom former croft house in an elevated position in the rural location of Strathy

- Superb open views to the hills beyond
- Successful holiday let on the North Coast 500 route
- On Road to Strathy Beach (1 mile)

- Melvich 3 miles
- Bettyhill 10 miles
- Thurso 20 miles

Directions

From the Inverness take the A9 (North) to Helmsdale (68 miles). At Helmsdale take the left hand turn signposted Melvich and continue for 40 miles. At the end of the road turn left and continue through Melvich to Strathy. When in Strathy take the signpost for Strathy East after the church and the cottage is the first on the right.

Situation

Strathy is a small Hamlet located in the North of Sutherland. Strathy has a fine Inn which is receiving excellent reviews. Due to its ideal for enjoying outdoor pursuits including surfing at the nearby beach in Strathy or Melvich.

Melvich which is 3 miles East benefits from a primary school, hotel and store. Bettyhill, some 10 miles West, is a popular village situated on the dramatic north coast of Scotland. Given its remote location, Bettyhill is well served with local facilities including a Post Office/stores/filling station, general stores, hotel, inn, primary school, a very well respected secondary school, swimming pool and gym. Buses run to the primary and secondary schools.

Further facilities are available at Thurso which has a railway station. Tesco also regularly deliver to the area.

Description

Red House is a former croft house which has been extended to provide excellent living space situated in a quiet and rural location in the North of Sutherland. The property is decorated in neutral colours and has double glazing and colour gas heating.

Due to its location on the road to Strathy Beach it would be ideal as a holiday home, holiday let and also as a permanent home for those wishing a rural lifestyle.

The garden offers sufficient space for growing vegetables and the stores could be used as a workshop or converted to offer further living accommodation.

Red House is accessed via a wooden gate to an enclosed patio area which leads to a UPVC door to the porch which is glazed to half height. Doors lead to the bathroom and hallway. The bathroom has a coloured three-piece suite comprising, bath, WC and wash basin. There is an electric shower over the bath and a heated towel rail.

From the inner hallways doors to the lounge and dining room and stairs rise to the upper floor. There is an under-stair storage cupboard offering good storage.

To the right lies the lounge which is a good-sized room with dual aspect windows enjoying the open views. There is a central feature of a wooden fireplace with slate hearth housing an electric fire.

To the left of the hall is the dining room which has a window to the front again enjoying the views. There is a tiled fireplace housing an electric fire. Three steps lead up to the kitchen.

The kitchen has a range of floor and wall units in cream with a wood effect worksurface and tiling to the splashbacks. A Belling oven with ceramic hob and Lec fridge are included in the sale.



A door leads to the rear store which gives scope to extend the kitchen to the rear to create a kitchen/diner thereby allowing the current lounge to be used as a downstairs bedroom/study.

Returning to the hall and the stairs rise to the upper landing and two double bedrooms. Both rooms have slightly combed ceilings. Both rooms have lovely rural views and bedroom 2 benefits from attractive wood panelling features.

Outside

Red House has an area of garden ground to the side which is bounded mostly with stone fencing and some Caithness stone dyke. There is an enclosed patio to the front which makes an ideal seating area to enjoy the outlook and a parking area to the side.

There is a large store to the side of the property with light and power which contains the central heating boiler and could be redesigned to enlarge the kitchen area. There is also a store to the rear.

Services

Calour gas central heating
Mains water
Drainage to septic tank

Council Tax

Local Authority Name: The Highland Council
Council Tax Band: B

EPC Rating – G09

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to Bell Ingram. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

Inverness

22 Market Brae, Inverness, IV23AB
inverness@bellingram.co.uk
01463 717799

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.





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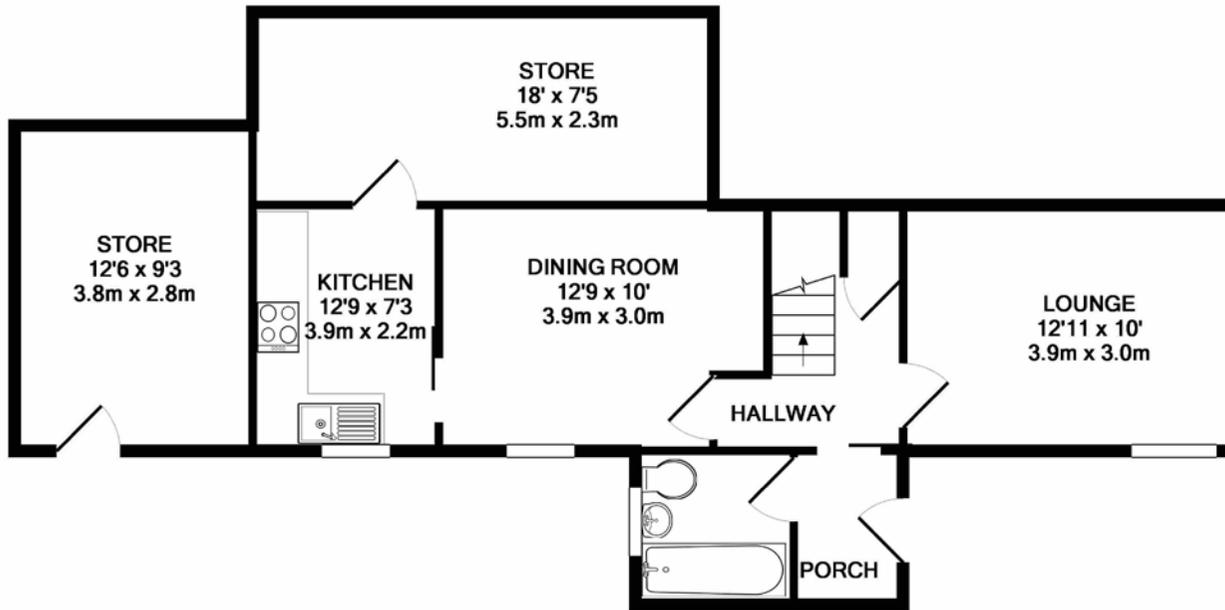
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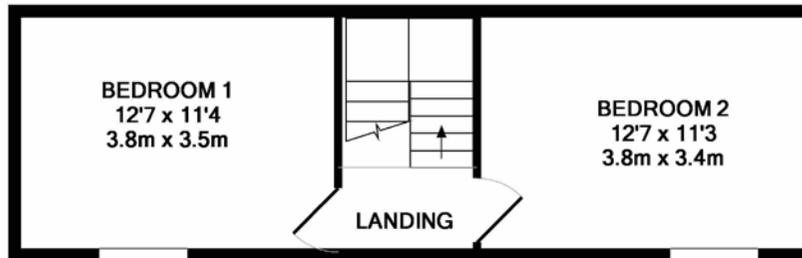
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GROUND FLOOR
APPROX. FLOOR
AREA 669 SQ.FT.
(62.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 288 SQ.FT.
(26.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 957 SQ.FT. (88.9 SQ.M.)

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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