

KENNIC COTTAGE, SPINNINGDALE, SUTHERLAND, IV24 3AD



**VESTIBULE, OPEN PLAN LIVING SPACE, SUN ROOM, KITCHEN/DINER,
UTILITY ROOM, FOUR BEDROOMS (MASTER EN-SUITE), SHOWER ROOM,
FAMILY BATHROOM, PORCH, DOUBLE GARAGE. OUTBUILDINGS.**

Situated in an enviable elevated position, overlooking the Kyles of Sutherland to the Struie Hills beyond, Kennic Cottage is a substantial 1½ storey, four bedroom, detached family home (there is the possibility of creating a fifth bedroom on the ground floor by converting part of the very large open plan living space at modest expense and minimal upheaval). The property is very well presented and provides generous family accommodation and excellent storage facilities. Set in ¾ acre of ground, Kennic Cottage enjoys an elevated, south facing position in a semi-rural location of complete peace and tranquillity. Accommodation is spread over two floors and includes a generous glass fronted sun room taking full advantage of the magnificent open views. The property benefits from oil fired central heating, condensing boiler, a wood burning stove on a Caithness stone hearth in the lounge and a solid fuel Rayburn with back boiler in the kitchen. All windows on the ground floor are triple glazed and those on the first floor are double glazed. A spacious double garage provides excellent parking and storage. The stunning, open views from this property are far reaching and really must be seen to be appreciated.

OFFERS OVER £395,000.00



LOCATION

Spinningdale is a small rural community approximately 3 miles from Skibo Castle and 7 miles from Dornoch. The historic Cathedral town of Dornoch offers a variety of recreational and sporting facilities, the most famous being the Royal Dornoch Golf Course, ranked amongst the top courses in the world. Dornoch also provides a wide range of facilities including surgeries, a variety of shops, hotels and restaurants, nursery, primary and secondary schools, plus an award winning beach.

DIRECTIONS

From Inverness, take the A9 north and cross the Dornoch Bridge. Turn left onto the A949 to Clashmore/ Spinningdale and Bonar Bridge. Past the signpost for Spinningdale, there is a sign for "Achue" on the left and a bus shelter opposite. Turn right at the signpost for "Achue" and follow this road round the sharp left hand bend. Approximately 100 yards after the bend, Kennic cottage is situated on the left hand side.

ACCOMMODATION

Entrance through part glazed wooden door into:

VESTIBULE

2.11m x 1.12m (6'11" x 3'8")

Amtico tiled flooring. Radiator. Fitted coat hooks. Ceiling light. Glazed door into hall.

HALL

From the hall, access is given to the vestibule, shower room, extensive open plan living space and kitchen/diner. Carpeted stairs lead to the first floor. Two radiators. Carpet. Ceiling spotlights.

SHOWER ROOM

2.85m x 1.92m (9'4" x 6'3")

Nicely proportioned and bright room comprising WC, pedestal wash hand basin and shower cubicle, which has been fully lined with wet wall panelling. Double aspect. Carpet. Radiator. Heated towel rail. Fitted wall shelf. Extractor fan.

OPEN PLAN LIVING SPACE

10.67m x 6.31m (35' x 20'8")

This extremely generous sized room is currently used as a lounge and dining area but has the potential for part of it to be turned into a ground floor fifth bedroom with en-suite, by adding a window and stud wall, still leaving a generous sized living space. A main feature of this bright spacious room is the log burning stove set in a large Caithness slate fireplace with a log recess and Caithness slab display mantel. Front windows face into the sun room with an additional side facing window allowing plenty of natural light to enter. Carpet. Wall and ceiling lights. Three radiators. A 15-pane door opens on to the hall with a further sliding door leading to the conservatory. There are also 15-pane double doors leading from the dining area through to the hall.

SUN ROOM

7.80m x 2.74m (25'7" x 8'11")

This spacious sun room takes full advantage of the magnificent open views over the Kyles of Sutherland to the Struie Hills beyond. Double doors lead out to a large patio area with a further side facing door. Laminate flooring. Fitted wall lights. Electric sockets.

KITCHEN/DINER

Kitchen - 5.96m x 2.66m (19'5" x 8'8")

This modern kitchen has been fully fitted with a generous number of wall and base units and incorporates a sink and drainer with mixer tap. Generous work surfaces. Walls are partially tiled. There is a freestanding electric cooker and solid fuel Rayburn with back boiler. Oil central heating condenser boiler. Radiator. Front and side facing windows, again enjoying the superb panoramic views over the Kyle and across to the Struie Hills. Wood effect vinyl flooring.

Diner - 3.06m x 2.44m (10'3" x 8'1")

Wood effect vinyl flooring. Radiator. Sliding French doors lead through to the generous sized sun room. 15-pane glass door leads through to the hall.

UTILITY ROOM

3.41m x 3.14m (11'3" x 10'3") at widest point

This practical room is fitted with a deep laundry sink with base unit under. Tiled splash-back. Generous work surface with wall units above. Plumbed in washer. Two generous larder sized storage cupboards with deep shelving. Side facing window. Ceiling light. Radiator. wood effect vinyl flooring. Door leads through to the kitchen.

SIDE PORCH

1.97m x 1.54m (6'6" x 5'2")

Double aspect. Fitted coat hooks. Ceiling light. Ceramic tiled floor. Wall mounted meter and fuse box. External door leading out to a small courtyard at the side of the house and garage.

From the hall, carpeted stairs leads up to the landing.

L-SHAPED LANDING

From the bright landing access is given to four bedrooms (master with En-suite bathroom), family bathroom and linen cupboard housing the hot water tank with slatted shelf above and hatch to loft. Two Velux windows with fitted blinds. Carpet.

DOUBLE BEDROOM 1

4.42m x 3.42m (14'6" x 11'2")

Nicely proportioned double room with two front facing Velux windows, fitted with blinds. Large wall mounted mirror. Coomb ceiling. Radiator. Ceiling light. Carpet.

DOUBLE BEDROOM 2

4.16m x 2.83m (13'5" x 9'3")

Bright room enjoying two Velux windows with fitted blinds. Coomb ceiling. Radiator. Ceiling light. Carpet.

FAMILY BATHROOM

3.01m x 1.72m (9'10" x 5'8")

Comprising WC, wash hand basin and bath. Walls partially tiled. Side facing Velux window. Heated towel rail. Radiator. Amtico tiled flooring.

DOUBLE BEDROOM 3

3.61m x 2.80m (11'10" x 9'2")

Built-in double wardrobe with hanging rail and shelf. Two rear facing Velux windows. Wall light. Carpet.

MASTER BEDROOM

4.51m x 4.42m (14'9" x 14'6")

Well proportioned room with En-suite bathroom. South facing triple Velux windows. Two double wardrobes with hanging rail and shelving. Wall lights. Carpet. Door leads into En-suite.

EN-SUITE

3.31m x 2.31m (10'10" x 7'7")

Spacious En-suite comprising WC, bath with hand held shower over and wash hand basin set in a vanity unit with three double storage cupboards under and full length work top. Amtico tiled flooring. Radiator. Heated towel rail. Tiling around bath. Two small windows.

DOUBLE GARAGE

Generous sized garage with electric roller door and a pedestrian side door. A door leads into a further room with fitted work surfaces, shelving and sliding window. Power points. Windows. Generous partially floored storage area above. Lighting to garage and storage area.

GARDEN

Kennic Cottage sits in generous garden ground which extends to approximately 1 acre. Vehicular access to the property is through double gates with a separate pedestrian gate and is fully enclosed making it safe for children and animals. There is a driveway which leads to the side of the house providing ample parking for several cars as well as access to the double garage. The large garden has been beautifully landscaped with a number of well-established raised fruit and vegetable plots, flower beds, mature plants, heathers and shrubs, providing plenty of colour throughout the summer months. There is a large patio to the front of the property which provides an ideal sitting out area to enjoy the breathtaking views.

OUTBUILDINGS

There is a timber framed summerhouse with a raised decked sun terrace, along with a greenhouse, two sheds - hobby and garden storage and a log store. Electric points in summerhouse, hobby shed and greenhouse.

COUNCIL TAX BAND

Band 'F'

EPC

Band 'D'

POST CODE

IV24 3AD

SERVICES

Mains water and electricity. Drainage is to a septic tank.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers over £395,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offerers by offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise.

