



140 East Langwell, Rogart, Sutherland, IV28 3XH

Offers over £275,000



This Five Bedroom Detached Dwelling House has been extended over the years and enjoys bright and spacious accommodation throughout. The property is located in a peaceful, rural location with breath-taking views over the stunning surrounding countryside from its south facing aspect. Heating is by way of an oil fired boiler and there is double glazing throughout. Externally, the property sits in generous garden ground to the front, side and rear and enjoys open views across croft land to the hills beyond. A shared driveway leads down to a parking area to the side of the property. This property would make a perfect and idyllic Highland retreat. Viewing is highly recommended to appreciate the peaceful location of this property.

Location

The property is located in the crofting community of East Langwell, approximately 5 miles from the village of Rogart. Rogart has a well-supported Primary School, shop/post office, service garage, hotel and restaurant, smiddy and a railway station giving direct connections to Inverness and to Thurso and Wick in the North. There is a modern Village Hall, which is well used by local people and organisations. The parish of Rogart is a popular place to live and the community spirit is strong. Living in Rogart offers a tranquil way of life where breathtaking landscapes of rolling hills and sweeping glens meet a rich historical tapestry. Golspie is approximately 7 miles to the north and Dornoch approximately 13 miles to the south, both offering a wider range of facilities. Dornoch is a popular holiday destination for families and golfers and is renowned for its world famous Links Course, ranked amongst the top in the world. The Highland capital of Inverness is approximately 45 miles to the south and provides all the additional facilities of an expanding city, including airport, modern shopping centre, excellent recreational facilities and a wide selection of restaurants and hotels.





Utility Room

This practical room benefits from a stainless steel sink and drainer set in a double base unit. Generous work surface. Vinyl flooring. Side facing window. Plumbed for washing machine. Fitted coat hooks. Doors lead into Shower Room and Kitchen. Radiator.

Shower Room

Comprising WC, wash hand basin and shower cubicle, fitted with an electric Mira shower unit and fully lined with wet wall panelling. Wall mounted mirror with shaver socket and light above. Extractor fan. Tiled splash-back. Rear facing window. Radiator. Vinyl flooring.

Kitchen/Dining Area

This bright kitchen along with dining area enjoys a double aspect with front and rear facing windows and comprises a generous amount of wall and base units incorporating a stainless steel sink and drainer with mixer tap. Oil fired Stanley range cooker and built-in electric hob and oven. Extractor fan. Radiator. Vinyl flooring. Carpet to dining area. Two ceiling lights. Door through to Dining Room.

Sitting Room

Nicely proportioned room enjoying an open fire set in an attractive fireplace with stone feature and wood mantel. Arched shelved recess with cupboard under. Wall and ceiling lights. Radiator. Front facing window with deep display sill enjoying open views. Door through to Hallway. Carpet.

Ground Floor Bedroom

Another nicely proportioned room enjoying an open fire set in a tiled fireplace. Front facing window with far reaching views across croft land to the

hills beyond. Two double wardrobes with sliding doors, hanging rails and shelving. Carpet. Radiator.

Sun Room

Glazed on three sides, this is a charming and peaceful addition to the property allowing a gorgeous warm setting to while away the day. This room takes full advantage of the stunning and unique views that this property offers. External door leads out to a paved patio area. Glazed double doors lead into the Hallway.

Hallway

Access is given to Sun Room, Dining Room and Sitting Room. An attractive pitch pine staircase leads up to the Landing. Door into under-stair storage cupboard. Fitted coat hooks. Carpet. Radiator.

Landing

Rear facing window. Access is given to four Bedrooms and Bathroom. Linen

cupboard with shelving and sliding doors. Two rear facing Velux windows. Carpet. Two hatches allow access into the loft spaces. Radiator.

Bathroom

Comprising WC, wash hand basin and bath. Tiled splash-back. Wall mounted mirror with shaver socket and light above. Front facing opaque window. Radiator. Carpet. Extractor fan.

Bedroom

Enjoying a front facing window with panoramic views across countryside. Two double wardrobes with hanging rail, shelving and double sliding doors. Carpet. Radiator.

Bedroom

Another nicely proportioned room with front facing window with open views. Double wardrobe with hanging rail and shelving. Carpet. Radiator.







Ground Floor



First Floor

Utility Room	3.30 x 2.19m
Shower Room	1.41 x 2.19m
Kitchen/Dining Area	5.16 x 5.34m
Sitting Room	4.45 x 4.22m
Ground Floor Bedroom	3.72 x 4.29m
Sun Room	2.96 x 3.97m

Hallway	5.15 x 2.33m
Landing	2.48 x 10.65m
Bathroom	1.83 x 2.95m
Bedroom	3.54 x 3.97m
Bedroom	2.99 x 3.45m
Bedroom	2.99 x 2.41m
Bedroom	4.30 x 3.45m

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Bedroom

Front facing window again enjoying the open panoramic views. Door into airing cupboard with slatted shelving and housing the hot water tank. Double wardrobe with hanging rail, shelving and sliding doors. Carpet. Radiator.

Bedroom

This bright bedroom enjoys a double aspect with front and side facing windows. Two double wardrobes with shelving, hanging rail and sliding doors. Carpet. Radiator.

Garden

The property sits in garden ground to the front, side and rear and is mainly laid to grass. Various wood stores are provided to the lower front garden. A shared driveway leads down to a parking area at the side of the property. The garden area has been fenced off.

Council Tax Band

Band C

EPC Band

F

Postcode

IV28 3XH

Services

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

Viewing

Contact the selling agents.

Entry

By arrangement.

Price

Offers over £275,000 in Scottish legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

