



5 Balnapolaig Steading, Dornoch, Sutherland, IV25 3HA

Offers over £420,000

## 'Plug-and-play' furnished luxury home for sale

- Building / decoration/ furniture all high quality and excellent condition.
- Perfect as main residence or holiday home.
- Option to combine with very profitable holiday-letting business.
- Both properties are currently subject to Business Rates (£900 each in 2025-26) NOT Council Tax
- Beautiful views over Dornoch Firth.
- 1.5 miles from Royal Dornoch Golf Course.
- Offers over £420,000



The Steading is currently being used as luxury self-catering holiday accommodation in Dornoch and is set within a peaceful semi-rural location a short drive from the Royal Dornoch Golf Course and historic town centre. The principal accommodation enjoys stunning panoramic views across the Dornoch Firth to Struie Hill and the mountain ranges beyond. The Steading itself is a converted 150 year old former grain store. The exterior has been sympathetically restored to reflect its original character while the inside is of a modern design, restored to a high standard with great attention to detail. The rooms are bright and spacious and the generous open plan living area with double-height ceiling and large windows showcases the uninterrupted views. The wood burning stove provides a very pleasant atmosphere for relaxing and the space is perfect for entertaining. The Steading offers many pleasing features such as hardwood flooring throughout, a bespoke staircase, and four stunning en-suite bedrooms all with the capacity to accommodate a super king size bed. Viewing is highly recommended to appreciate this unique property.



### Location

The Royal Burgh of Dornoch is a historic town on the route of the NC500 scenic drive around the North Highlands. World renowned for its Championship Golf Course, Dornoch is the centre of East Sutherland's increasingly popular golf paradise which includes the iconic courses of Brora, Golspie and Tain as well as Dornoch's second course the Struie. Dornoch is ideally placed for outdoor activities and the area is famed for its beautiful coastline, award winning beach and high quality of life. The town itself has a good range of shops, restaurants and services including a health centre as well as a primary school and Academy. There is a squash court, gym and MUGA available in the town centre.



Bedroom 1

The Dornoch Firth is designated a Site of Special Scientific Interest and is home to a wide variety of wildlife. As well as being popular with golfers the area attracts walkers and cyclists. First class stalking and salmon fishing are available on nearby estates and rivers. Loch Fleet Nature Reserve is close by and the stunning north-west Highlands, often referred to as the last great wilderness in Europe, containing some of the most beautiful beaches and mountains in Scotland, are also easily accessible. There is a train station across the Dornoch bridge in Tain connecting to daily mainline services which run from Inverness to London and the South. Inverness, 45 miles to the south, has all the facilities of a modern city including an airport with twice-daily flights to London, and regular flights to other UK and European destinations.

### Accommodation

Entrance through hard wood door to the side of the property into:

### Vestibule

Door into spacious walk-in cupboard housing the electric meter and fuse box. Fitted coat hooks. Half-glazed door into hallway. Centre light. Stone flagging.

### Hall

Bright and spacious hall enjoying an attractive staircase to first floor. The hall gives access to all ground floor accommodation. Quality wood flooring.

### Shower Room

The shower room allows disabled access and comprises WC and wall hung wash hand basin. Fully tiled shower cubicle fitted with power shower. Chrome ladder style heated towel rail. Quality wood flooring. Recessed lighting. Extractor fan.



Bedroom 2



Bedroom 3

### Utility Room

This practical room is fitted with base units and work surface incorporating a deep laundry sink. Side facing window. Central heating boiler.

### Open Plan Kitchen/Dining/Living Room

This substantial, bright and spacious room is an impressive area for entertaining and enjoys large windows which allow an abundance of natural light to enter and is well positioned to take full advantage of the excellent views over the surrounding countryside across to the Dornoch Firth. The contemporary kitchen is well fitted with a generous number of quality units. Integrated dishwasher. Double electric oven. American style fridge freezer. 1.5 sink and drainer with mixer taps. There are many pleasing features to this attractive room. Multi fuel stove provides a pleasing as well as cosy focal point. South facing French doors which lead out to the garden. Recessed lights. Telephone point. Heating control. TV point. Open through to games room which enjoys two front facing windows, wall and ceiling lights.

### Games Room

Open through from living area into a multi-purpose space, currently used as a games room. This room has bi-fold doors which open onto an internal corridor which currently allows access to the neighbouring property and garden, however this corridor will be removed by the seller if the properties are sold separately.

### Bedroom 4

Set on the ground floor, this nicely proportioned and bright room enjoys double French doors that lead out to an enclosed sitting out area. Rear facing window. Carpet. Door leads into a large walk-in wardrobe and there is a further door accessing the en-suite.



Bedroom 4



Bedroom 4

### En-Suite

Contemporary room with quality fittings comprising WC, wall hung wash hand basin and large, spacious shower cubicle with fitted power shower. Chrome ladder style heated towel rail. Recessed spot lights. Extractor fan. Rear facing opaque window.

Stairs with rear facing window to

### Landing

Allows access to three further bedrooms.

### Master Bedroom Suite

This spacious and bright room enjoys two front facing windows commanding panoramic views across to the Dornoch Firth. Double doors lead into a walk-in wardrobe with generous shelving and hanging rails. Hatch to loft.

### En-Suite

Comprising WC, wall hung wash hand basin and large shower cubicle, lined with wet wall panelling and fitted with power shower. Rear facing Velux. Large chrome heated towel rail.

### Bedroom 2

Enjoying a side facing window. Large slim line radiator. Doors lead into fitted wardrobe and En-suite. Carpet.

### En-Suite

Comprising WC, wall hung wash hand basin and shower cubicle, lined with wet wall panelling. Side facing Velux. Recessed lighting. Large chrome heated towel rail.

### Bedroom 3

Extremely spacious bedroom with side facing Velux. Double doors lead into wardrobe. Door into En-suite. Carpet. Modern radiator.





Ground Floor

First Floor

Vestibule	2.54m x 1.94m
Shower Room	1.97m x 1.84m
Utility Room	3.11m x 3.21m
Open Plan Kitchen/Dining/ Living Room	Kitchen: 5.69m x 4.70m Dining: 4.15m x 4.70m Living: 5.79m x 4.66m
Games Room	4.77m x 4.86m
Bedroom 4	5.03m x 4.35m
En-Suite	3.09m x 1.51m
Master Bedroom Suite	3.57m x 3.57m
En-Suite	2.93m x 1.87m
Bedroom 2	4.79m x 3.59m
En-Suite	1.97m x 2.08m
Bedroom 3	10.35m x 4.51m
En-Suite	2.00m x 2.00m

*These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offers 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.*

### En-Suite

Comprising WC, wall hung wash hand basin and shower cubicle, fully lined with wet wall panelling. Side facing Velux window. Large chrome heated towel rail.

### Garage

A single garage is situated to the rear. Up and over electronic door. Power and light.

### Garden

There are areas of garden grounds to the front, side and rear of the property. The garden is mainly down to grass. A shared access drive and allocated parking area allows parking for several cars to the side of the property.

### Post Code

IV25 3HA

### Services

Mains water and electricity. Drainage is to a shared septic tank. Central heating is provided by an oil fired boiler to under-floor heating system.

### Viewing

Contact the selling agents.

### Entry

By Arrangement

### Price

Offers over £420,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

