



The Old Post Office, Culrain, Ardgay, Sutherland IV24 3DW

Offers Over £295,000



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## The Old Post Office, Culrain, Ardgay, Sutherland IV24 3DW

The Old Post Office in Culrain is a charming cottage, steeped in history, with many original features and some new ones, totally in keeping with its character. The three bedroom 2 bathroom cottage is beautifully decorated with stylish furnishings (which could be purchased separately). The enclosed private mature garden leads out to the detached garage and summer house.





## FRONT PORCH & HALL

1.80m x 2.29m

From the front of the property, walk along the cottage path into the front porch which is a great seating area during the day and then through to the hall with its magnificent exposed stone wall.

## SITTING ROOM

4.86m x 3.31m

The sitting room is a cosy space, with the multi fuel burner as a focal point sitting on top a slate hearth with a simple fire surround and yet the room has a unique feel with the panelled bay window and wood flooring.

## KITCHEN/DINER

5.80m x 3.29m

A long room with a bespoke fitted kitchen to the far off side and a breakfast bar for additional worktop space, sink and storage below. The base units are mainly slow closing drawers along with integrated larder fridge and a combined range cooker with electric ovens and 5 ring gas hob. In the dining area there is a magnificent feature multi fuel stove (not presently connected)



## DINING ROOM

3.87m x 3.02m

A formal dining room which is perfect of hosting guests. the dual aspect windows make it lovely and bright for a luncheon or in the evening a cosy atmosphere can be achieved. this room is carpeted.

## UTILITY

2.89m x 2.33m

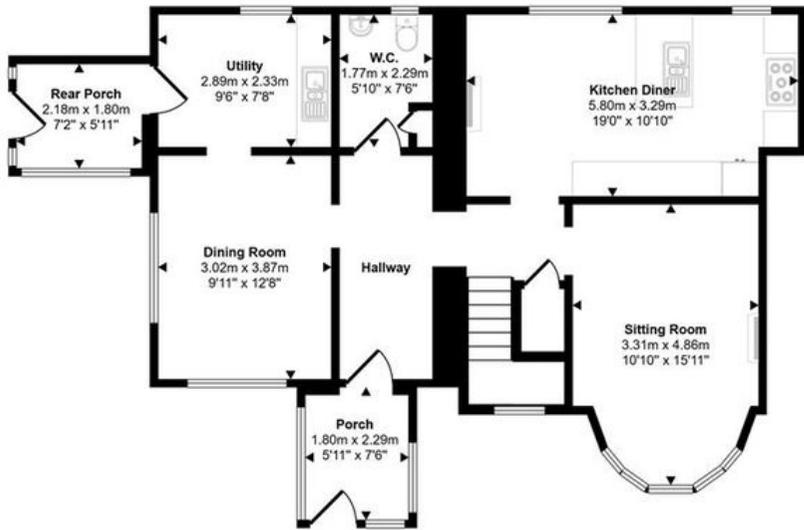
The utility is between the dining room and rear porch and has space for outdoor wear and a worktop with a washing machine, dishwasher and fridge below.

## W C

2.29m x 1.77m

Just off the hall is a useful cloakroom with white w/c and wash basin and a linen cupboard.

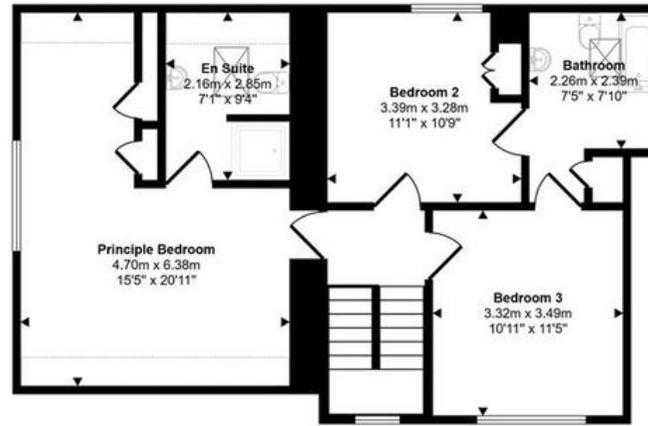




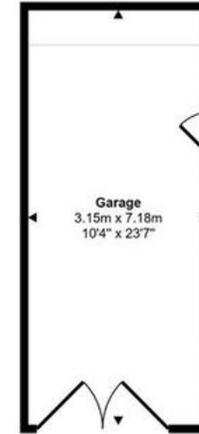
Ground Floor  
Approx 83 sq m / 894 sq ft

Denotes head height below 1.5m

Approx Gross Internal Area  
197 sq m / 2119 sq ft



First Floor  
Approx 72 sq m / 771 sq ft



Garage  
Approx 23 sq m / 243 sq ft



Garden Room  
Approx 20 sq m / 212 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.