



Brindavan, Ardgay, Sutherland IV24 3DJ

Offers Over £310,000



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A traditional stone cottage that has been extended to create a 4 bedroom (159 sq m) property. Brindavan sits in a large garden with mature hedging, trees, flower beds, a kitchen garden, outbuildings, garage and polytunnel. Along with the paddock the property Brindavan sits in 1.8 acres (approx) The spacious house offers 4 bedrooms, 2 on each floor and a large family kitchen, lounge and dining space and two bathrooms.





PORCH & HALL

The formal entrance to Brindavan is at the front of the property, through the porch and into the hallway.

LOUNGE/DINING ROOM

3.84m x 7.25m

A spacious long room with dual aspect windows, A feature fireplace in the sitting area with a wood burning stove on top some slate hearth, and space for a formal dining table and chairs. As well as the high ceiling and coving the original parquet flooring is still in place.

KITCHEN/DINER

4.61m x 3.35m

The kitchen is the usual access into the property. The kitchen/diner has base and wall units space for a kitchen table and a very useful pantry with an abundance of shelves and space for freezers.



OFFICE/STUDY

3.98m x 2.25m

Just off the dining area is a room that is presently used as an office/study.

BEDROOM 1

4.70m x 3.89m

Presently used as a bedroom, this room has dual aspect windows, original fireplace and two built in storage cupboards. Accessed from the front hall and rear hall.

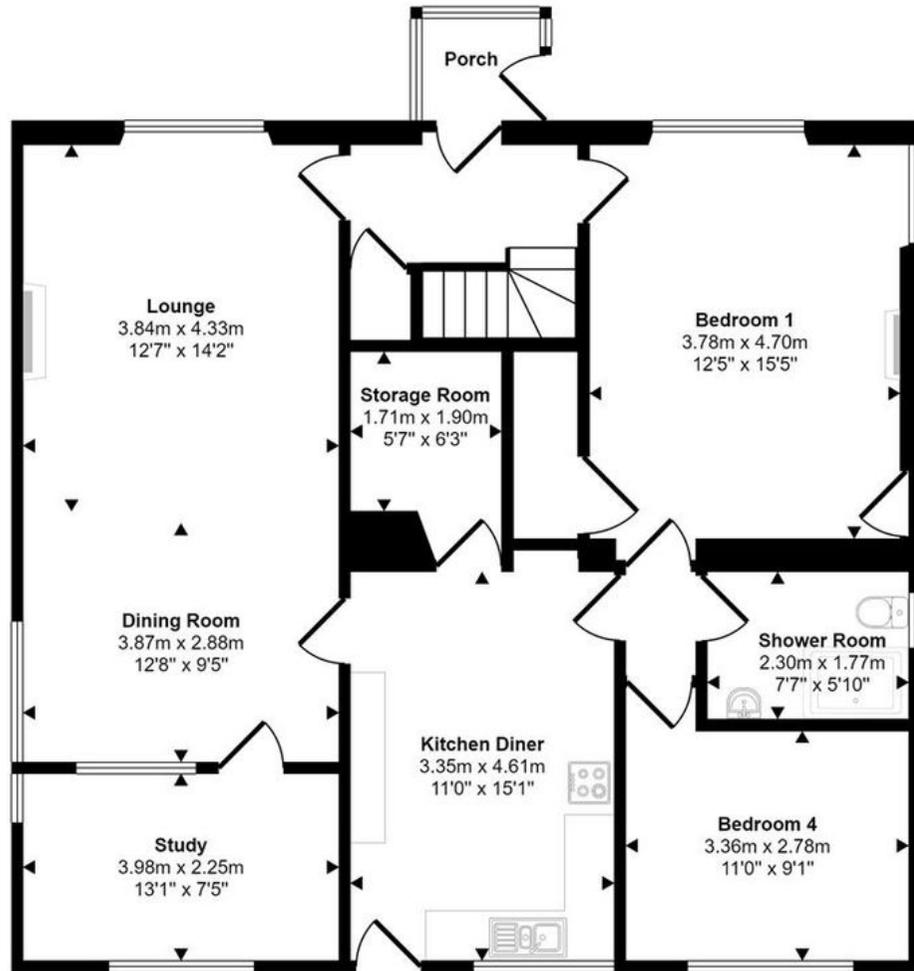
WETROOM

2.30m x 1.77m

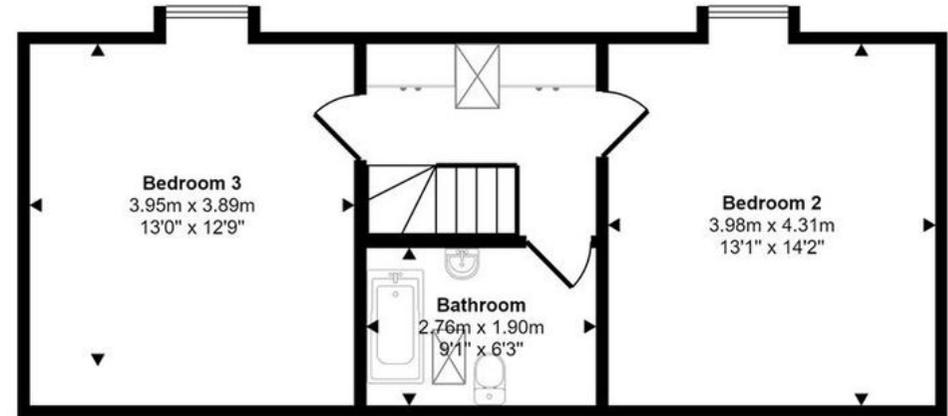
The wetroom is conveniently placed between bedroom one and four, on the ground floor and comprises white w/c, wash basin and mains shower with safety enclosure and seat. wet wall throughout.



Approx Gross Internal Area
159 sq m / 1715 sq ft



Ground Floor
Approx 111 sq m / 1194 sq ft



First Floor
Approx 48 sq m / 521 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.