

# MACKENZIE & CORMACK

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**£36,000  
BELOW HOME  
REPORT VALUATION**



## **FLEETWOOD HOUSE, MUIE, ROGART SUTHERLAND IV28 3UB**

**FIXED PRICE £199,000**

Fleetwood House is a unique architect designed property specifically created to an energy efficient ecological brief. Accommodation: Entrance Hall, Living/Dining/Sitting Room, Office, Kitchen/Diner, Utility Room, Bedroom, Bathroom, Mezzanine with Open-plan Bedroom/Sitting Room/Bathroom/Study, and Cloakroom. Solid wood flooring, wood burning stove, 2 LPG converted Morso stoves and the external appearance is finished with sympathetic wood cladding. Stylish layout with large open-plan split level main reception room. The first floor mezzanine also has an open-plan layout providing bedroom area, lounge area and bath all of which overlook the ground floor reception room. With uninterrupted panoramic views down Rogart Glen from Fleetwood's elevated hilltop position. Viewing is essential to appreciate this stunning property.

HSPC Ref: MK04/45895

**NIGEL D JONES LLB (HONS) DIP LP NP  
IAIN MCINTOSH LLB (HONS) DIP LP NP**





View from Bedroom 1



The property benefits from solid fuel CH (partial under floor) via a wood-burning stove in the living room and there are 2 LPG converted Morso squirrel stoves. High performance double glazed windows and a high standard of insulation make it highly energy efficient. Private water and drainage lead to lower council tax bills. In addition to the superb views the property also enjoys a large area of land comprising two fields which would be ideal for use as a paddock for horses or other livestock.

The hamlet of Muie is a short distance from the village of Rogart. The village of Rogart has a thriving community with village hall, post office, primary school, garage and the renowned Pittentrail Inn. Like many small highland villages it has its own railway station. Nearby facilities can be found in Tain, Dornoch or Golspie.

**Entrance Hall: 3.62m x 2.10m**

A fully glazed front door maximises natural light and opens to a sizeable entrance hall. Radiator. Spacious enough to accommodate a mini office/work station.

The layout comprises bathroom to the right. To the left is a bedroom and directly ahead is the main reception room on a split lower level. This leads to the kitchen and utility room. Stairs lead from the entrance hall up to the first floor.



**Bathroom: 2.30m x 1.45m**

WC, wash hand basin and bath with electric Triton shower over. The bath area is fully tiled. Ladder radiator.

**Bedroom 1: 4.68m x 3.80m**

Stunning view through full height panoramic window which looks down Rogart Glen. Two further windows to the side make this a bright room. Radiator. LPG converted Morso Squirrel stove. Could be used as second sitting room.



**Living Room: 5.82m x 7.50m**

Spacious open-plan room encompassing a lounge area, dining area and separate sitting room on a split level. Soft pine flooring. Enjoys full height ceiling overlooked by the mezzanine first floor. Full height windows on the gable maximise the views and flood the room with natural light. Two further windows





to the front and two Velux windows on the ceiling. The room has many focal points in terms of its design and also includes a wood burning stove which also heats radiators and the main reception area's under-floor heating.

**Kitchen/Diner:** 3.18m x 1.80m

Situated off the main reception area. Accessed through an open arch. Belfast sink and traditional hand crafted wooden worktops and shelving. Electrolux oven and 5-ring gas hob. Windows to front and side. Large Velux window floods the kitchen with natural light. Stone tiled splash backs. Bespoke larder cupboard with shelving and light.



**Utility Room:** 3.77m x 2.61m

Situated off the kitchen. Allowing kitchen to be extended into it to make a larger space. Dual Belfast sinks and plumbed for a washing machine. Fitted shelving and clothes pulley. Coat hooks. Door leading out to the garden deck.

**Office:** 1.43m x 2.60m

Situated off the first tier of the lounge with separate step leading up. Fitted book shelves, radiator and window to the side. Set out as the perfect office.

Bespoke pine staircase with return leads up to the first floor mezzanine.



**Mezzanine:** 8.45m x 5.557m

Laid out as the main bedroom accommodation. This space is made up of bedroom area, sitting room area, office, bathroom and separate cloakroom. Pine balustrade which



overlooks the lounge. LPG converted Morso Squirrel stove. Large irregular shaped windows (two) on the southeast gable take in the views across Rogart Glen and surrounding hillside. Further large Velux windows to the front and rear maximise natural light. Halogen spotlights. Painted wooden flooring. The mezzanine floor whilst open plan could be sub divided to provide multiple bedrooms if required by installation of partition walls.

The bath area consists of a corner bath. Bath area is finished with pine flooring. Ladder Radiator.



**Cloakroom:** 1.43m x 1.20m

WC and wash hand basin. Ladder radiator.

**External:**

The property is situated in 1.26 ha (approx 3 acres) owner occupied croft land. The croft house site is decrefted.



View from Mezzanine



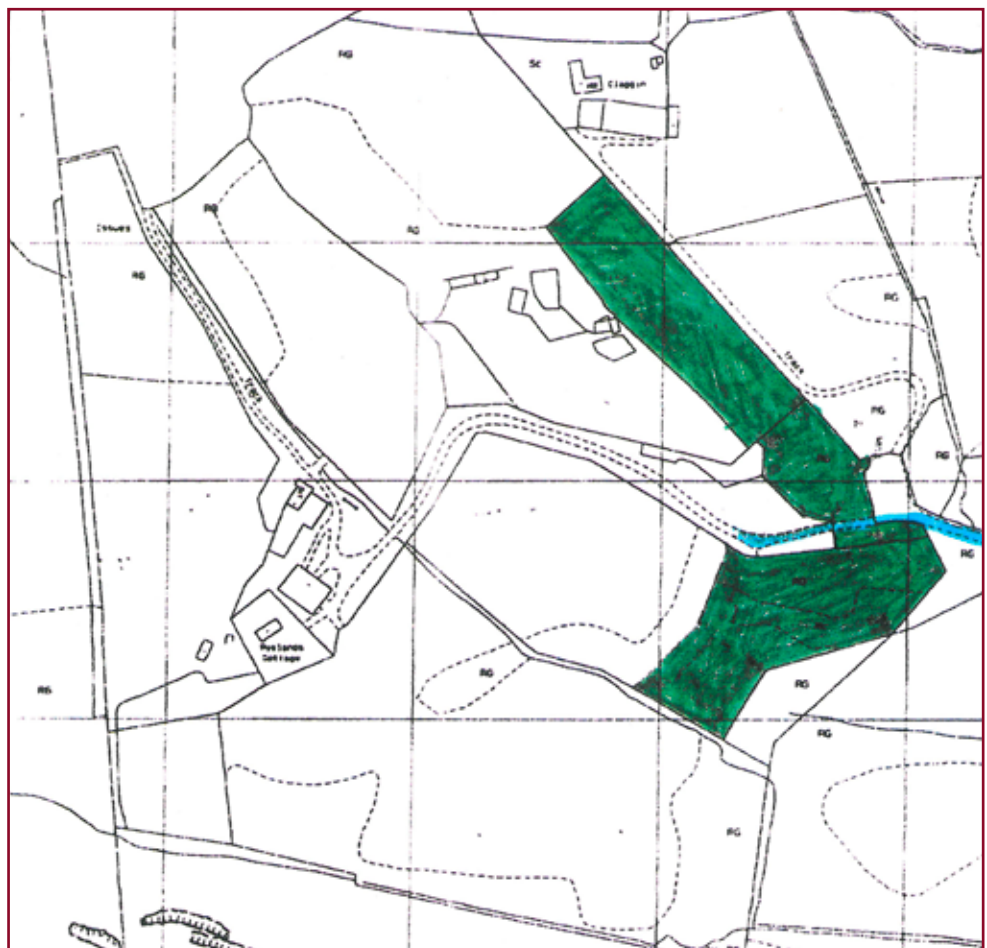
Immediate garden ground consists of a driveway with double parking area. Good sized shed and poly tunnel. Tool shed. An open decked area runs round two sides of the property, ideal for sitting out and enjoying the views. Large areas of grass would be ideal for a paddock for horses or livestock.

#### Directions

From the A9 turn left at The Mound sign for Rogart and Lairg. Continue along this road through Rogart village. A sign for Muie will appear on the right about 4 miles past Rogart. Fleetwood House is found at the top of the road leading up to Muie.

#### Viewing:

Please telephone Mr & Mrs Beck on 01408 641795, 07774399159 or 07904363119



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