



## RAVENS CROSS & 77B CLASHNAGRAVE BADNINISH, DORNOCH IV25 3JB

Unique Opportunity to acquire a Smallholding including 2 Semi-Detached Properties with their respective Garden Grounds, Croft Land & Steading – Superb Development Potential

### Ravenscross

- Porch
- Lounge
- Kitchen/Dining Room
- Study/Bedroom/Utility Rm
- 2 Double Bedrooms
- Bathroom
- Solid Fuel Central Heating
- Double Glazing
- EPC Band – F

### 77b Clashnagrove

- Entrance Porch/Sun Room
- Lounge
- Dining Area
- Kitchen
- WC
- Utility Room
- Sitting Room/Bedroom 2
- Double Bedroom
- Bathroom
- Solid Fuel Central Heating
- Double Glazing
- EPC Band – G

## DESCRIPTION

Unique opportunity to acquire a small holding with good income and development potential.

The property comprises two semi-detached villas, each with scope for expansion, their respective garden grounds and croft land with large stone steading with obvious development potential. Ravenscross is a 2/3 bedroom semi-detached cottage appreciating an open plan lounge/kitchen/dining room with large Morso multi-fuel stove. There are two good sized bedrooms on the first floor and a room on the ground floor which could be used as an office/utility or single bedroom. 77b Clashnagrave is currently set out as a one bedroom semi-detached cottage, but internally still requires to be completed and has the potential for a further two bedrooms upstairs. The two properties have garden ground to front and rear and come complete with approximately 1.48 acres of croft land with large stone steading. The steading has in the past been used to hold animals and is currently used for storage but has good potential (subject to local authority consent) for development.

Ideal for someone who may wish to live in one property and let the other and in time develop the steading to provide further income, this property has superb scope. Alternatively the two semi's could be combined into one property if preferred. The possibilities are endless with this portfolio.

## LOCATION

The properties appreciate a quiet rural position some 4 miles north of the Royal Burgh of Dornoch, a place of great historic interest with Dornoch Cathedral (founded in 1224), the court house (built 1850) and the old jail (now an up-market gift shop). Local services are plentiful and include several hotels, tea rooms, antique shops, bank and general stores. The primary school is adjacent to the secondary school and both are highly regarded. Dornoch has a sandy beach and 18 hole Championship Golf Course and there are many other activities on offer including football, bowling, horse riding, squash, tennis and table tennis. The exclusive Skibo Castle sits just outside Dornoch, is set in some 7000 acres and is home to the Carnegie Golf and Country Club. Dornoch is nestled between the Dornoch Firth and Loch Fleet nature reserve, a haven for birds and wildlife. There are forest walks available and the Sutherland Hills are a short drive for those wanting more of a challenge. Loch Lannsaigh is within easy reach and is stocked with wild brown trout for the avid fisherman with loch Laoigh also available further north.

## DIRECTIONS

Follow the A9 north and pass by the turn off to Dornoch. You will pass a filling station/café on the left and the Trentham Hotel also on the left. Follow the road on and then take the road sign posted to the left to Badninish. Continue along this road until just short of the junction at the end of the road and the property is set back from the road to the left hand side.

## ACCOMMODATION

### RAVENS CROSS



**PORCH** **1.42m x 1.11m**  
Door opens from the garden to the porch. Windows to front and side. Door to lounge.

**LOUNGE** **5.53m x 3.62m**  
Window to the front and door with glazed panel to the rear. Recessed area with coat hooks, fitted seat and shelf. Television aerial connection. Open plan to kitchen/dining room.

**KITCHEN/DINER** **4.33m x 3.68m approx**  
This double aspect room has windows to front and rear and a feature stone wall with large Morso multi-fuel stove. The recessed window to the front has a fitted window seat. Fitted base and wall units incorporating electric oven and calor gas hob with chimney style extractor hood above. Stainless steel sink with drainer. Slim-line dishwasher. Fridge freezer. Two shelved cupboards.

**STUDY/UTILITY ROOM/BEDROOM** **3.83m x 2.20m approx**  
Situated off the lounge, this room has previously been used as a single bedroom but would be equally ideal as a utility room/study. Plumbed for a washing machine. Windows to front and side. Door to fitted wardrobe with hanging rail and shelf.

**LANDING**  
The open tread wooden staircase leads up from the lounge to the first floor landing. Window to the front.

**BEDROOM 1** **4.47m x 3.21m widens to 3.69m**  
This is a large room set with window to the front appreciating a lovely view over the garden to countryside beyond. Recessed shelving and display area. Double doors to shelved cupboard. Double doors to fitted wardrobe with hanging rail and shelving. Door to cupboard housing the large hot water tank.





**BATHROOM**

**2.82m x 2.13m**

Fitted with a pale grey suite incorporating bath with shower attachment, wc and wash hand basin. Window to rear. Door to deep shelved cupboard.



**BEDROOM 2**

**4.44m x 2.94m approx**

This is a twin room with windows to both front and side. Double doors to fitted wardrobe with shelving. Television aerial point.



## 77b CLASHNAGRAVE



This property is functional but does require various works to complete the accommodation and has scope for an extra room on the first floor.

### **PORCH/SUN ROOM** 5.17m x 2.04m longest/widest approx

Door with glazed panel opens from the garden into this porch/sun room. Windows to front and sides. Part Perspex ceiling ensures, together with the multiple windows, that this room is always bright.

### **LOUNGE** 3.88m x 3.16m approx

This is a triple aspect room with windows to front, side and rear. The open fireplace is finished in steel with a stone surround and provides an attractive focal point. Recessed display area. Open plan to dining area.

### **DINING AREA** 4.80m x 3.81m longest/widest

The dining area is open plan to both lounge and kitchen and currently has a high level ceiling ensuring it is bright and airy. Feature recessed display area. Stairs to upper accommodation.

### **KITCHEN** 3.80m x 2.27m approx

Set with window to the rear, this room is fitted with base units and a shelved larder unit. Slim-line stove and slot-in gas cooker. Wooden work surfaces incorporating two and a half bowl sink. Telephone point. Small fridge.

### **HALL**

A door from the dining area opens into a small hallway with window to side and door with opaque glazed panels to the rear. Recessed shelving. Door to inner vestibule.





### INNER VESTIBULE & WC

Small area with two way door opening to WC and utility room.

### UTILITY ROOM

**2.13m x 1.57m approx**

Set with windows to rear and side, this room has been used in the past as a utility/workshop and is fitted with a base unit, work surfaces and drawer unit. Circular stainless steel sink.

### FIRST FLOOR

A wooden staircase splits to left and right from the dining area and leads up to the first floor which is currently set out as a sitting room, bedroom and bathroom. Although functional in its current form (some completion works are required), there is scope to add another bedroom above the dining area and utilise the sitting room as a further bedroom if extra sleeping accommodation is required.

### SITTING ROOM/BEDROOM

**4.60m x 3.32m**

**widens to 3.86m approx**

This is a bright and airy space with windows to front, side and rear. Currently open plan this room is currently used as a sitting room, but can easily be a bedroom if preferred.

### BATHROOM

**2.27m x 2.18m**

Fitted with a white suite comprising bath with shower attachment, wc and vanity wash hand basin with storage below. Velux window to rear.

### BEDROOM

**4.47m x 1.96m widens to 3.50m**

This is a double room with Velux window to front and rear. Hatch to loft space. Recessed display area with glass shelf.





### **HEATING**

Both properties benefit from solid fuel central heating.

### **GLAZING**

Ravenscross is mostly double glazed and 77b Clashnagrave is fully double glazed.

### **COUNCIL TAX**

Both properties have a current council tax banding of band B. Please be aware that this may be subject to change upon sale.

### **SERVICES**

The subjects benefit from mains electricity and water. Both properties have their own septic tank.

### **STEADING**

**4.10m x 3.41m,  
7.55m x 4.09m & 5.08m x 4.03m approx**

The stone steading sits adjacent to the two cottages and is split into three sections, two of which are closed areas and the third an open area. Currently used for storage, there is superb potential for development subject to local authority consent.



There is power and light to the steading and one of the rooms has ladder access to an upper room (4.38m x 3.14m longest/widest) which has lined walls and skylight windows.



## GARDEN & CROFT

The cottages are set in garden grounds which together extend to just over 0.5 acre. The croft land extends to just under 1.5 acre surrounding the garden ground and includes the steading. The grounds are mainly laid to grass with an abundance of mature trees and bushes planted. Shed. Greenhouse. Water tap. A stream flows towards the end of the gardens and croft land. The driveway into the property continues around the house and exits to the rear giving the added bonus of two established entrances. This is practical and useful especially if the properties were to be split or used as holiday lets.



## EXTRAS

The fitted floor coverings, light fittings and kitchen appliances are included in the sale price. Some of the contents may be available subject to negotiation.

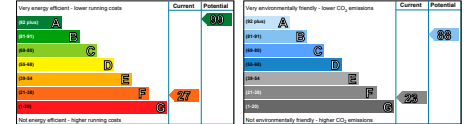
## VIEWING

Contact Anderson Shaw & Gilbert on 01463 253911 or (if calling on a Saturday) the Highland Solicitors' Property Centre on 01463 231173 to arrange an appointment to view.

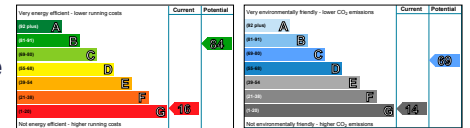
## ENTRY

By mutual arrangement

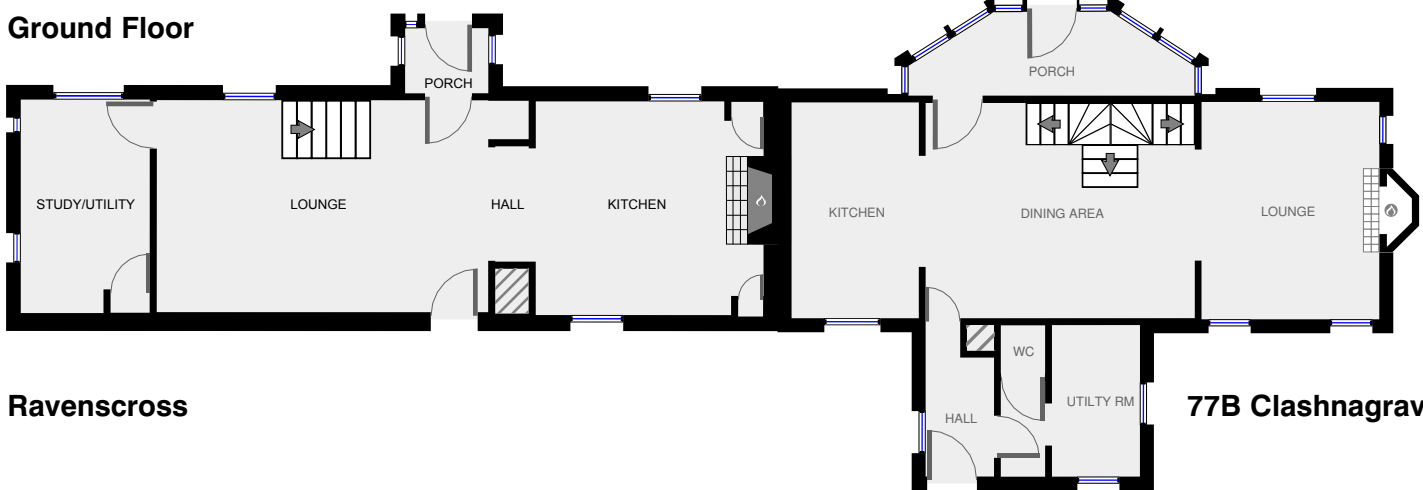
### Ravenscross



### 77B Clashnagrove



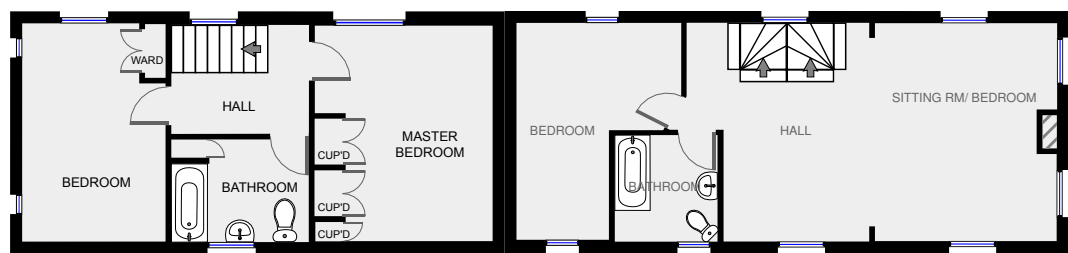
## Ground Floor



### Ravenscross

### 77B Clashnagrove

## First Floor



### Ravenscross

### 77B Clashnagrove



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The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

