

# Croft Cottage

EASTER RHELONIE, ARDGAY, HIGHLAND, IV24 3DP



*A PRETTY 2 BEDROOM DETACHED COTTAGE THAT IS BEING SOLD ALONG WITH A NEIGHBOURING PLOT OF LAND*



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Introducing Croft Cottage, a delightful 2-bedroom detached Cottage, offering a snug and inviting living space amidst a tranquil and picturesque setting. Nestled within a trio of unique opportunities, Croft Cottage is Lot 2 of two properties available from the same seller.

This quaint and cosy cottage is the perfect escape the owner is in eluding in the sale of Croft Cottage a prime piece of neighbouring land, ideal for building your dream dwelling (subject to planning). Then with the added option to acquire the neighbouring property Kelowna Cottage as a package if that is something of interest.

The cottage has been a very lucrative successful holiday let for many decades, dating back to the 1970's and could be utilised as such going forward given its stunning location.





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#### THE CROFT COTTAGE CONSISTS OF:

- Lounge: Relax in the warm and inviting lounge, perfect for unwinding after a day of exploring the Highlands.
- Kitchen: The well-appointed kitchen offers a cosy space for culinary endeavours.
- Ground floor shower room: Convenient and practical for everyday living.
- Two double bedrooms: Upstairs, you'll find two comfortable bedrooms and hall storage.

The current owners envision an ideal scenario where Croft Cottage, Kelowna Cottage (located just at the end of the drive as you pass Croft Cottage), and the potential building plot are bundled together as a comprehensive package deal. This presents a unique opportunity to craft your Highland lifestyle exactly to your desires.

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**Bedroom 1**





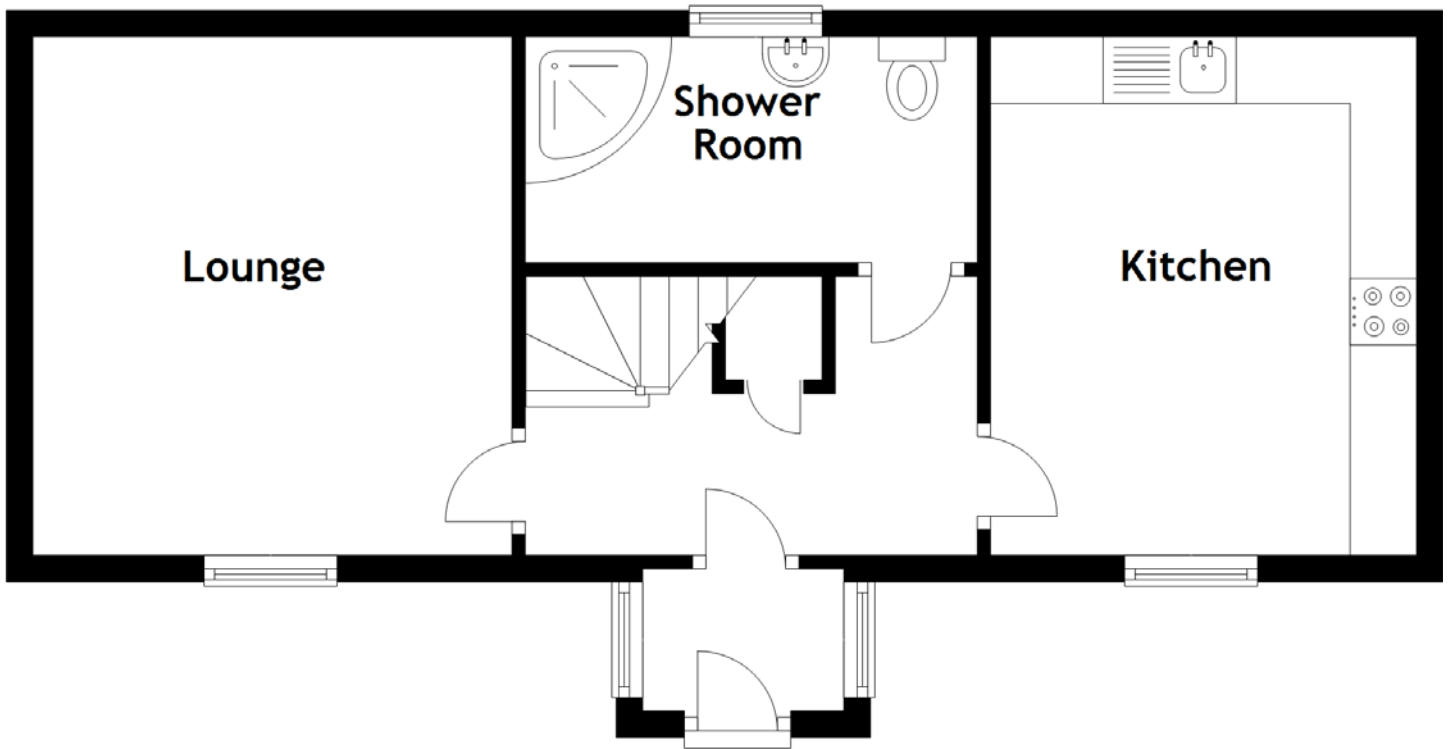
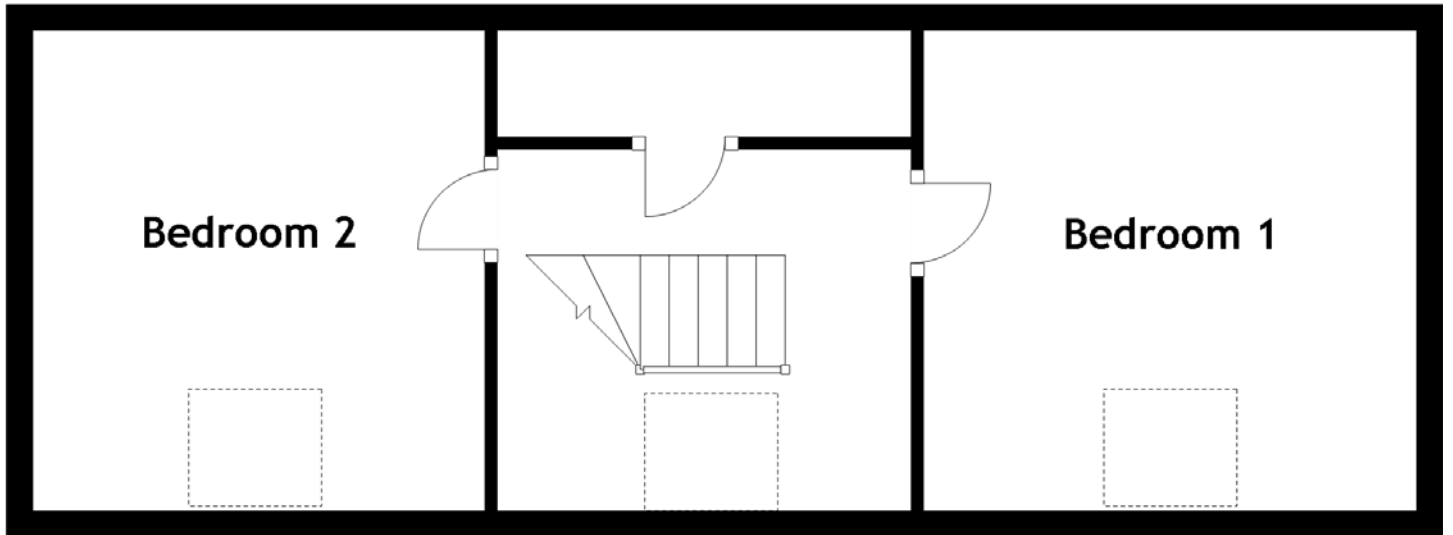


**Bedroom 2**









Approximate Dimensions

(Taken from the widest point)

|           |                                 |   |                              |
|-----------|---------------------------------|---|------------------------------|
| Lounge    | 3.90m (12'10") x 3.60m (11'10") | Shower Room   | 3.40m (11'2") x 1.70m (5'7") |
| Kitchen   | 3.90m (12'10") x 3.20m (10'6")  |   |                              |
| Bedroom 1 | 3.70m (12'2") x 3.60m (11'10")  | Gross internal floor area (m <sup>2</sup> ): 64m <sup>2</sup> |                              |
| Bedroom 2 | 3.60m (11'10") x 3.40m (11'2")  | EPC Rating: F   |                              |





Nestled amidst stunning natural beauty, Croft Cottage is your gateway to Highland charm. Whether you seek a tranquil retreat, an investment opportunity, or the chance to create your own Highland haven, this cottage has the potential to fulfil your dream.







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Nestled in the heart of the Scottish Highlands, Croft Cottage is a tranquil escape situated approximately 7 miles from the quaint village of Ardgay. Located 45 miles north of Inverness and 20 miles southwest of Dornoch on the east coast, this property provides access to a world of scenic wonders.

In Ardgay, you'll find a convenient general store catering to daily needs, along with a railway station offering excellent north and southbound connections. For education, primary schooling is available in nearby Rosehall village, while secondary options can be found in Dornoch or Tain, both approximately 20 miles away. These towns also offer a diverse range of amenities, including supermarkets, a Post Office, banks, and various retail outlets.

Venture further to Inverness, the bustling commercial hub of the Highlands, which lies just 45 miles away. Here, you can enjoy excellent shopping, leisure, and entertainment facilities, as well as superb road, rail, and air links, including daily flights to London Gatwick and beyond.

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## The Location





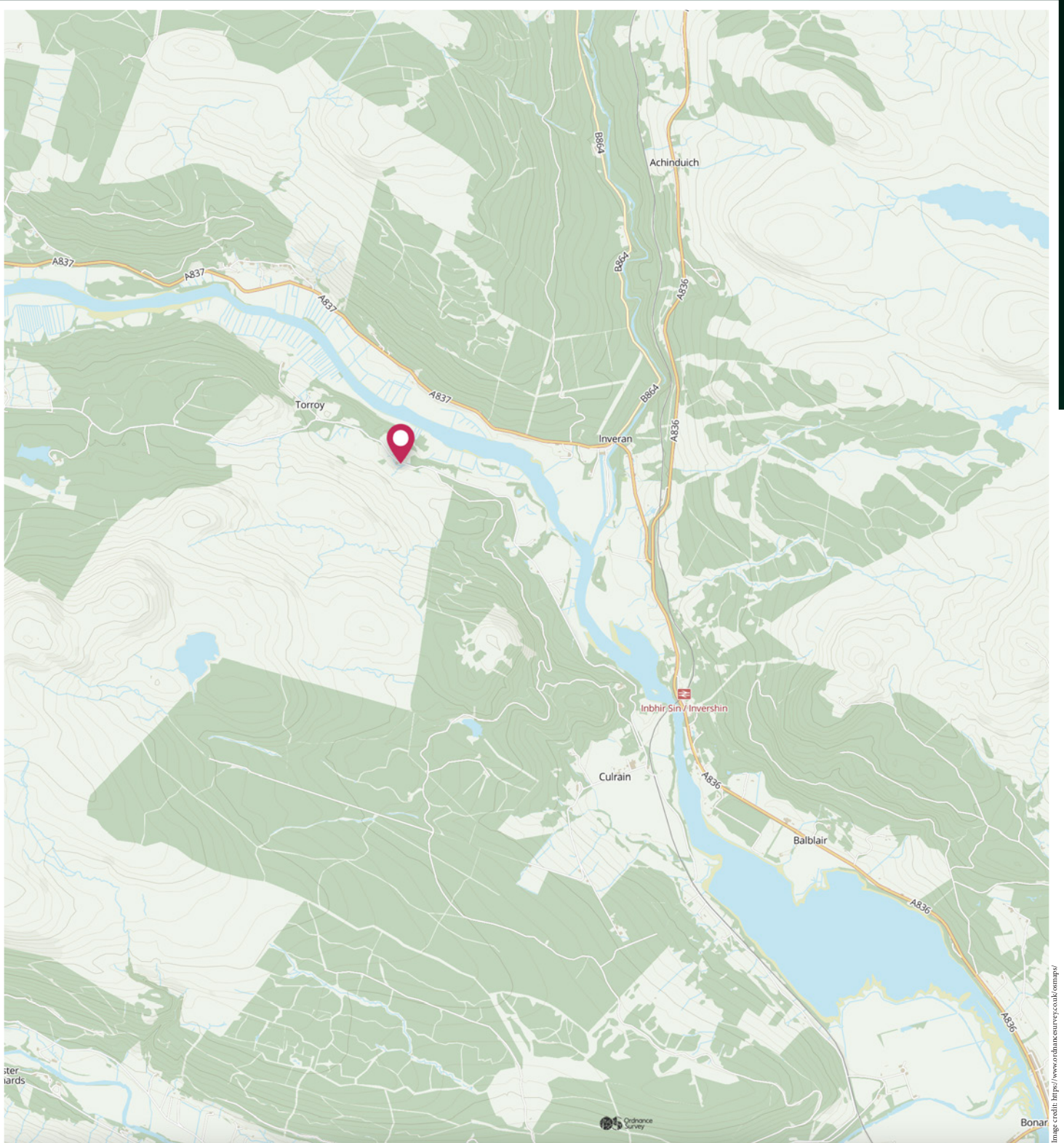
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The surrounding area is a highly sought-after tourist destination, celebrated for its picturesque coastline, stunning countryside, and dramatic mountain ranges. Outdoor enthusiasts will find a plethora of activities at their doorstep, including hiking, mountaineering, and cycling. Local attractions include 'Munros' like Ben More Assynt, Ben Armine, and Ben Wyvis, as well as numerous footpaths, woodland trails, and an extensive network of forest tracks. Embrace the rich wildlife and natural history of the region, with opportunities to spot golden and sea eagles, ospreys, otters, pine martens, and red squirrels. Nearby, you can indulge in fishing, sailing, shooting, and visit some of the UK's most stunning beaches.

For golf enthusiasts, there's a choice of courses to suit all levels of ability. Test your skills on the renowned Championship course at Royal Dornoch, enjoy the Carnegie Links at Skibo Castle, or explore Golspie Golf. Additionally, a pleasant 9-hole parkland course awaits at nearby Bonar Bridge. Kelowna Cottage offers access to a world of natural wonders, outdoor adventures, and Highland charm. Whether you seek tranquillity, outdoor exploration, or a picturesque escape, this location has it all.

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