

The Cottage

ROGART, IV28 3YD



Charming four-bed, two-bathroom Highland cottage with spacious interiors, cosy sitting room with wood burner and stunning countryside setting in the heart of Rogart



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Nestled within a picturesque Highland setting in the sought-after village of Rogart, The Cottage is a beautifully presented four-bedroom, two-bathroom detached home offering generous living space, character features and a warm, welcoming atmosphere throughout.

THE ENTRANCE HALL



Upon entering the property, you are greeted by a practical entrance vestibule leading into a spacious hallway that sets the tone for the accommodation beyond.

THE KITCHEN/DINER



The heart of the home is the impressive kitchen diner, a superb space perfectly suited to both everyday family living and entertaining, with ample room for dining and socialising.



A standout feature of the property is the delightful sitting room, a space where many will naturally gravitate. With its cosy wood-burning stove and panoramic views of the surrounding countryside, it provides the perfect spot to relax and unwind in all seasons.

THE SITTING ROOM



THE SEWING ROOM & UTILITY ROOM



Additional ground floor accommodation includes a versatile snug, currently utilised as a sewing room, offering flexibility as a home office, reading room or playroom. A useful utility room provides further practicality, while the ground floor bedroom and family bathroom add to the home's convenience, accessibility and flexibility.



BEDROOM 4



THE BATHROOM





Upstairs, the property continues to impress with three well-proportioned bedrooms, enjoying pleasant outlooks, along with a modern shower room serving the upper floor.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

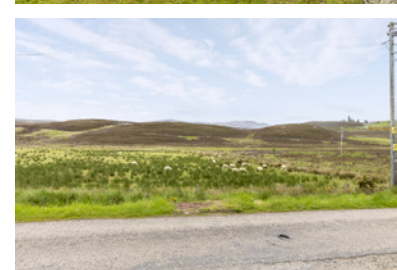


BEDROOM 3



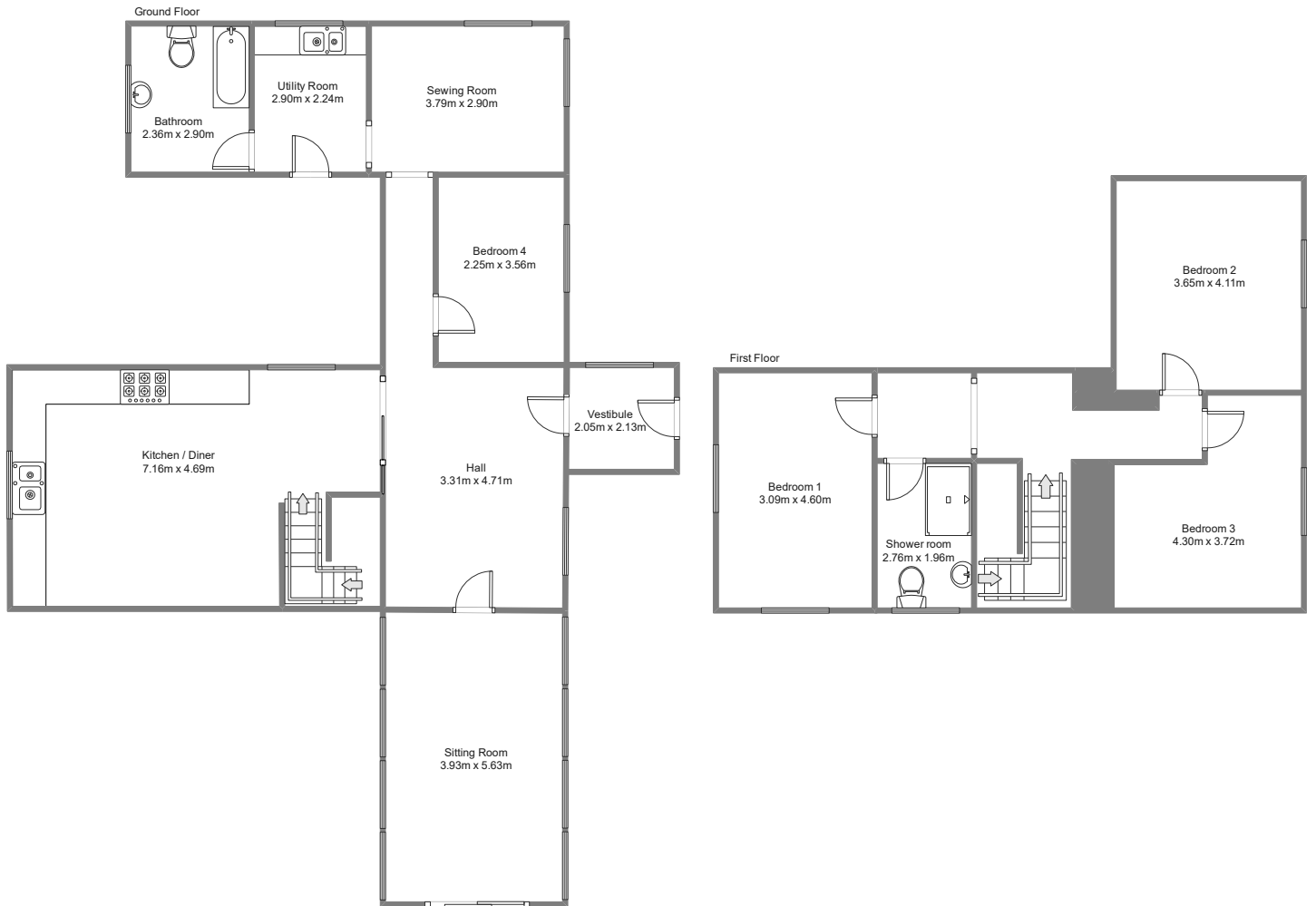
Externally, the property benefits from its tranquil rural setting, surrounded by the natural beauty of the Highlands. The grounds also include a useful outbuilding, ideal for storage or workshop use, further enhancing the practicality of this charming home. The Cottage presents a wonderful opportunity to acquire a charming and versatile home in a truly idyllic setting.

EXTERNALS & VIEWS



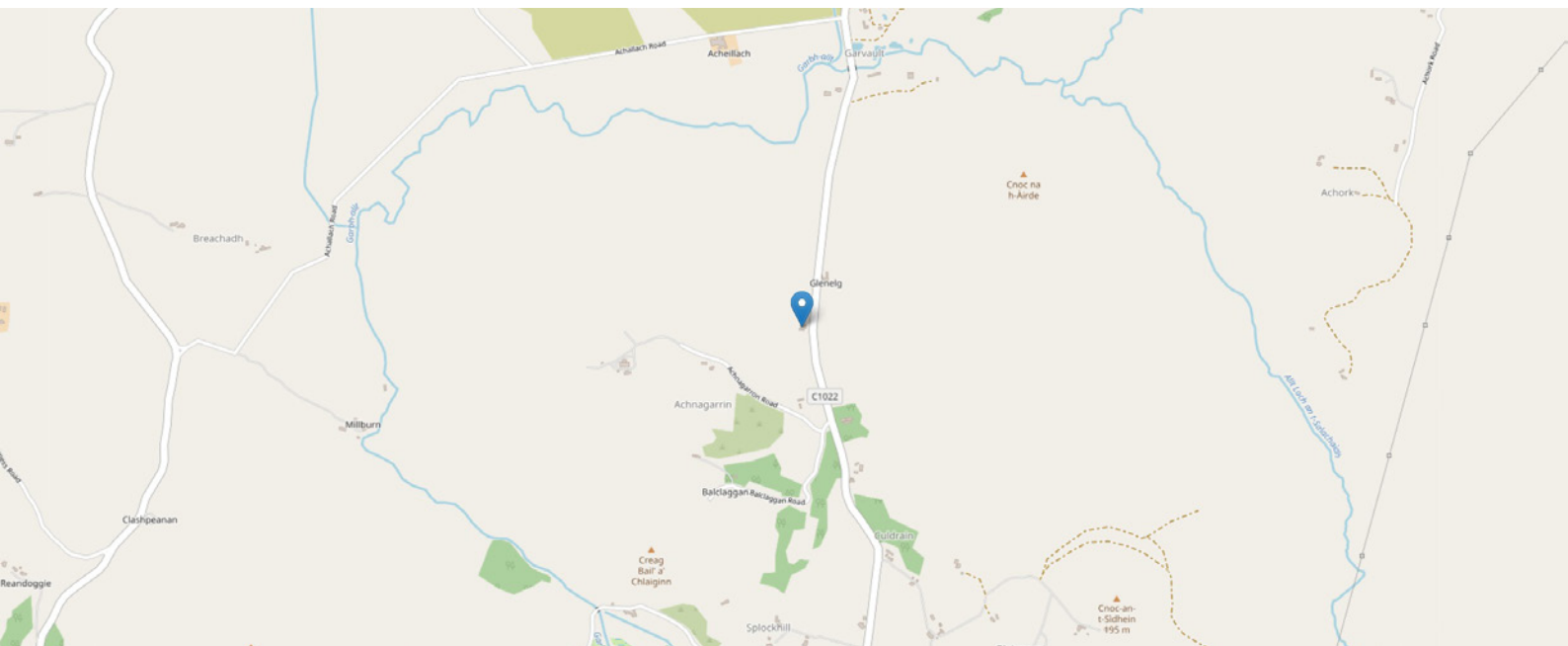


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 187m² | EPC Rating: F



THE LOCATION

The Cottage enjoys a peaceful rural setting within the Rogart area, offering an idyllic Highland lifestyle surrounded by unspoilt countryside, rolling hills and open skies. Rogart provides a range of everyday amenities, including a well-regarded primary school, a local shop with post office, a garage, and a welcoming pub and restaurant. The village also benefits from a railway station with links north and south, as well as an active community supported by a modern village hall and a strong local spirit.

The surrounding area is renowned for its natural beauty and relaxed pace of life, making it an ideal location for those seeking a quieter, more scenic way of living while still remaining connected.

For a wider selection of shops, services and leisure facilities, the coastal towns of Golspie and Dornoch are both within easy reach. Dornoch, in particular, is well known for its historic charm, sandy beaches and internationally renowned golf course.

Inverness, the capital of the Highlands, lies within comfortable driving distance and offers extensive retail, dining and transport options, including an airport with regular domestic and international flights. Overall, this is a superb location combining rural tranquillity with accessibility to amenities and transport links.




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