





Migdale Mill
Bonar Bridge, Sutherland



A 'C' listed farmhouse with paddocks extending to about 7.15 acres (2.89 ha), in a magnificent Highland setting

A charming farmhouse with the potential for development (subject to the necessary consents), set in an idyllic position with views over the surrounding countryside. The property features comfortable, flexible accommodation with a variety of useful outbuildings.

	4 RECEPTION ROOMS		3 BEDROOMS		2 BATHROOMS
	OUTSIDE		7.15 ACRES		FREEHOLD
	RURAL		1900 SQ FT		£295,000



The Property

The property extends to about 7.15 acres (2.89 ha) in total and comprises a 'C' listed farmhouse offering characterful accommodation, together with various outbuildings. The property retains a wealth of original features, including stone elevations, while offering scope for modernisation and development, subject to the necessary consents. Beyond the gardens, there is a large grassy meadow to the front, and at the rear, there is amenity woodland and a large grassland field.

There are two main reception rooms in the original part of the home, with doors either side of the entrance hall leading to the sitting room and the dining room. The sitting room has a fireplace and a door opening onto the rear garden, while the formal dining room has exposed wooden flooring and a feature fireplace with an ornate decorative surround. The accommodation has been extended over the years, where there is a well-proportioned kitchen and breakfast room and a family room. Additionally, there is a south-facing conservatory/entrance porch.

Two staircases lead to the first floor, with one staircase leading to an attic room with a WC, while the main staircase provides access to three bedrooms and a shower room. A further family shower room can be found on the ground level. While much of the accommodation requires updating, there is also the potential for further development into adjoining outbuildings, providing the opportunity for the buyer to make their mark on the property (subject to the necessary consents).





Location

The property is set in a picturesque, secluded position close to the banks of Loch Migdale, with easy access to the eastern coastline and to the magnificent hills and Munros of the northern Highlands. Nearby Bonar Bridge provides various everyday amenities, including a convenience store, a doctor's surgery, a pharmacy and a primary school, while Dornoch is 11 miles away, providing a wealth of further facilities, including local shops, cafés, restaurants, a medical practice and both a primary and secondary school. Around 13 miles away, Tain also offers a variety of shops and leisure facilities, including supermarkets, as well as secondary schooling. The nearby A9 provides routes south towards the city of Inverness, while rail services are available from Tain. There is links golf available at Royal Dornoch Golf Club, or at Tain Golf Club.

Timber and Minerals

All standing timber and fallen timber and mineral rights are included in the sale insofar as they are owned.

Rights of Way and Access

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and wayleaves, all or any other like rights, whether mentioned in these particulars or not. The purchaser will be held to have satisfied themselves as to the nature of all such servitude rights and others.

Prospective purchasers should be aware that members of the public have a general right of responsible access to most parts of the Scottish countryside.

The sellers retain a right of access to a family burial on the property. Further details of this can be provided by the selling agents.



Distances

- Bonar Bridge 1.3 miles
- Dornoch 11.2 miles
- Tain 13.8 miles
- Inverness 38 miles

Nearby Stations

- Ardgay

Key Locations

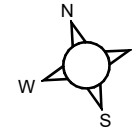
- Loch Migdale & Crannog
- Falls of Shin
- Bonar Bridge Golf Course
- Royal Dornoch Golf Club

Nearby Schools

- Bonar Bridge Primary
- Gledfield Primary School
- Tain Royal Academy
- Dornoch Academy







The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 1,900 sq ft (176 sq m)

For identification purposes only.

Directions

IV24 3AR

what3words: ///mothering.hotspots.artist

General

Local Authority: Highland Council

Services: Mains water, electricity and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

EPC Rating: F(33)

Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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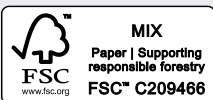
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