



Cambusavie Farm House, Dornoch

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# Cambusavie Farm House

## Dornoch

### IV25 3JD

A handsome extended farmhouse with a generous plot and impressive views across the Loch Fleet Estuary

Dornoch 6 miles, Tain Station 12 miles, Inverness 47 miles, Inverness Airport 53 miles

Entrance hall | Sitting room | Sun room  
Kitchen/breakfast room | Cloakroom | Principal bedroom with en suite shower room | 2nd bedroom with en suite shower room | 2 Further bedrooms with Jack and Jill bathroom | Shower room | Garden

EPC Rating C

### The property

Cambusavie Farm House is a striking stone-built detached residence with a stylish modern extension, which has been meticulously refurbished to provide over 2,200 sq. ft. of attractive and adaptable accommodation over two floors.

The spacious entrance hall features an array of fine exposed stonework, a variety of bespoke fitted storage cupboards, a cloakroom and a turned stairway to the first floor, with the accommodation flowing directly out onto the rear terrace. There is an attractive sitting room with a feature fireplace and cosy log-burning stove which flows into the sleek multi-aspect sun room with its floor-to-ceiling glazing framing views across Loch Fleet and double doors opening to an additional terrace. Further is the 18 ft. kitchen/breakfast room, which has been fitted with an array of contemporary yet in-keeping shaker-style cabinetry and integrated appliances. There is a wood-topped island and breakfast bar, ample further space for informal

dining, a butler sink and an induction hob with extractor above. Completing the ground floor is a dual aspect bedroom with en suite shower room.

The first floor houses three well-proportioned bedrooms with pleasing elevated aspects of the stunning surrounding scenery. The principal bedroom benefits from the use of a modern en suite shower room with walk-in shower, whilst the two further bedrooms have access to a chic Jack and Jill bathroom.

### Outside

The property is approached via a sweeping gravelled driveway offering ample parking beside the home. The plot is enclosed via a combination of low fencing and stone-built walls, offering uninterrupted views. There is a rear and a side terrace providing ample opportunity to dine al fresco and take in the surroundings, along with large expanses of level lawn wrapping around, interspersed with several mature trees and shrubs.

### Location

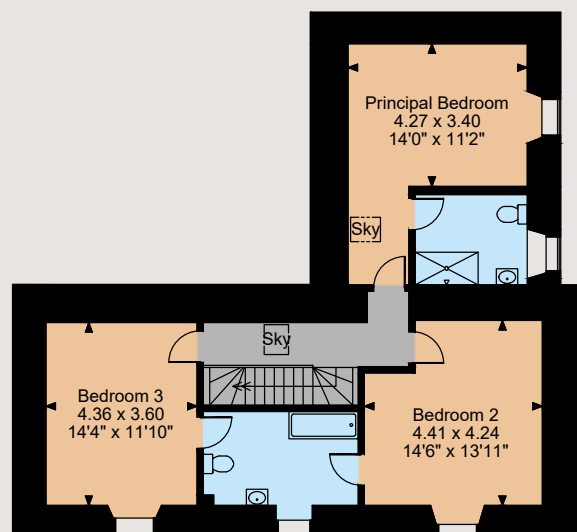
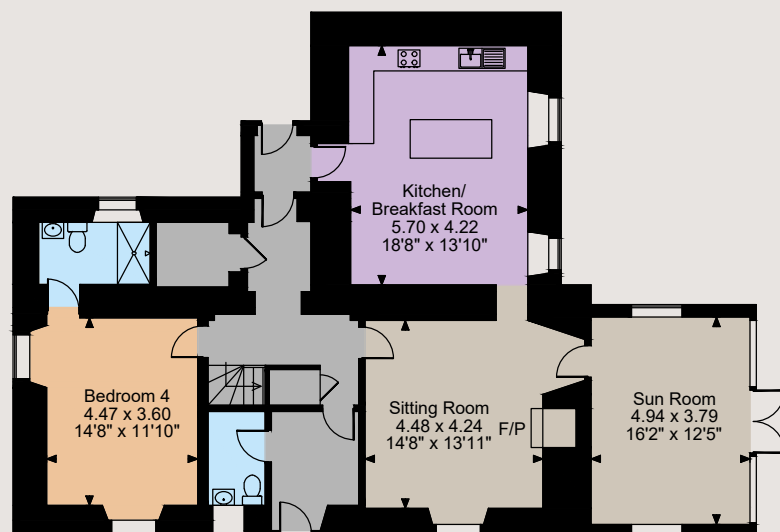
The property is located in a peaceful rural setting around 6 miles to the north of the Royal Burgh of Dornoch, a historic coastal town with a Championship Golf Course and an ancient cathedral. It is ideally placed for numerous outdoor activities, with the Dornoch Firth a designated Site of Special Scientific Interest. The town itself has an excellent range of shops and services including a health centre and a primary school and Academy. For a more comprehensive range of facilities, Tain is around 12 miles and Inverness, the capital of the Highlands just 47 miles. There is a train station in Tain and mainline services run daily from Inverness to London and the South.







Floorplans  
House internal area 2,249 sq ft (209 sq m)  
For identification purposes only.



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

What3Words - ///rock.drifters.thickened  
From Inverness, take the A9 northwards over the Cromarty Bridge and continue over the Dornoch Firth Bridge. Proceed for just under 8 miles before turning left, where you will find the property.

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

**Services:** Mains electricity and water, private drainage to septic tank (SEPA Registered), air-source heating.

**Council Tax:** Band E

**Fixtures and Fittings:** Integrated appliances will be included in the sale.

**Tenure:** Freehold

**Guide Price:** Offers over £575,000

## Inverness

Castle House, Inverness, IV2 6AA

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