

## REDUCED FIXED PRICE



### **5 TARREL FARM COTTAGES, MEIKLE TARREL, PORTMAHOMACK IV20 1SL**

This mid-terraced cottage forms part of recently renovated terrace of cottages originally built as a block of three farm cart sheds and stables with overhead hay lofts circa 1790. After the construction of the Tarrel Farm Steadings in 1850 the cart sheds were converted to a terrace of five one and a half storey workers cottages. During World War II the cottages were altered by the MOD with the addition of typical war time porches and extensions.

The cottages are now category B listed buildings and have been renovated and extended in line with listed building consent and all other necessary local authority consents to provide spacious modern accommodation.

HSPC Ref No: 27910



The cottages are located about 1.5 miles from the village of Portmahomack and Tain is approximately 8 miles away. They are accessed via a private drive, from the B9165 and are superbly located, enjoying panoramic views over the surrounding countryside.

Portmahomack is a picturesque coastal village on the Tarbat peninsula approx. 9 miles from Tain. Primary education is available at the village school, which also has a pre-school nursery. There is a shop and Post Office, 2 hotels and a testing nine-hole golf course. Sea-angling, recreational sailing and shooting are available locally. Secondary schooling and train connections to the North and South are available at Tain and Inverness is about 45 minutes by car.

**ACCOMMODATION COMPRISES:**

**ENTRANCE PORCH – SUN LOUNGE**  
(2.35M x 2.35M)

¾ glazed entrance door; oak floor. Central heating radiator.

**SITTING ROOM:** (5.85M x 4.30M)

Half glazed oak door, oak flooring, multi-fuel stove set in a Caithness slab hearth with pine surround. 2 central heating radiators. ½ glazed door to

**BEDROOM 4/STUDY** (4.35M x 3.25M)

Central heating radiator

**REAR LOBBY**

Quarry tiled with timber stair to first floor.

From rear lobby:

**SHOWER ROOM**

WC, wash hand basin. Central heating radiator.

Large under-stairs cupboard. Side entrance door with quarter light and 2 utility cupboards.

**UTILITY ROOM**

Stainless steel sink and drainer, worktops, central heating radiator.



*Sitting Room*



**DINING ROOM/KITCHEN (5.05M x 3.25M)**

1 ½ stainless steel sink and drainer. Integral hob with extractor fan over. Integral grill and oven, dishwasher, fridge and freezer. Space for family dining.

From Lobby: stair to upper landing with large cupboard.

**MAIN BEDROOM (5.15M x 5.05M)**

Views to the north over the Dornoch Firth to the Sutherland Hills. 2 central heating radiators.



**BEDROOM 2 (4.70M x 3.00M)**

Central heating radiator. Built in wardrobe.

**BEDROOM 3 (4.70 x 3.55)**

Central heating radiator. Built in wardrobe.

**BATHROOM (2.65M x 2.50M)**

WC. Wash hand basin. Shower cabinet. Bath. Central heating radiator.

The properties are fully double glazed with oil central heating.

**OUTSIDE:**

Gravelled parking area to the front and garden area to the rear. No. 6 has a garden area to the side in addition.

**SERVICES:**

Mains electricity and water. Shared septic tank drainage.

**PRICE:**

FIXED PRICE OF £200,000

**ENTRY:**

By arrangement.

**VIEWING:**

Strictly through the Selling Agents. All offers in the usual Scottish legal form should be submitted to:-  
 Wilsons, Solicitors & Estate Agents  
 107 High Street, Invergordon  
 Tel: (01349) 852131

**REF: DCW**



*These particulars are for guidance only and whilst all care has been taken in their preparation, they are not, and are not intended to form part of a contract of purchase. Measurements have been checked ultra-sonically and should therefore be regarded as illustrative only.*