



Robin Cottage 118 Rhitongue Tongue

Offers Over
£340,000



- 3 Bedrooms
- Detached garage
- Stunning sea views
- Detached house
- Conservatory
- 14.8 acres of croft land

Nestled in the serene landscape of Tongue, Sutherland, this traditionally stone-built, 3-bedroom house embodies the essence of countryside living. It offers breathtaking views of the sea, Rabbit Islands, and the surrounding countryside. The property has a substantial garden that delights in every season and boasts a large detached garage/workshop, potting shed, woodshed, greenhouse, polytunnel and a dedicated BBQ area. The house itself is a harmonious blend of old-world charm and contemporary sophistication. Recently renovated with meticulous attention to detail, it seamlessly integrates original features like exposed beamed ceilings with modern design elements. The cosy lounge has a wood burning stove and the well-appointed kitchen is a chef's delight, equipped with integrated appliances and ample counter space for culinary creations. A utility room and conservatory are off from the kitchen taking in the splendid views and there are 3 inviting bedrooms with 2 having en-suites. Included in the sale is a rare treasure – 14.8 acres of owned croft land, complete with an ancient wood and private beach.

LPG gas central heating and double glazed throughout. Council tax band C and Energy Performance rating E. Home Report and virtual tour through the Pollard Property website, www.pollardproperty.co.uk

What3words: ///regularly.moons.boot

**Hall** **10' 2" x 3' 3" (3.1m x 1m)**

A half glazed front door opens into a carpeted hall with neutral decoration. There are wooden panelled doors accessing the lounge and bedroom 3. A carpeted staircase climbs to the first floor.

Lounge **12' 6" x 10' 10" (3.8m x 3.3m)**

The cosy lounge is neutrally decorated and carpeted. It has a deep recessed window overlooking the front of the property with views of the garden and hills. A glass panelled door opens into the kitchen/diner and a solid panelled door to the hall. The ceiling has exposed wooden beams and this is complemented by a stone fireplace with inset multi-fuel stove and lit alcoves either side.

Kitchen/Diner **22' 0" x 12' 2" (6.7m x 3.7m)**

The spacious kitchen/diner has splendid views of the rear garden and seascape and is bathed in natural daylight from 2 windows and the French doors. The room has a vinyl floor, neutral decoration and a wooden beamed ceiling. The fitted kitchen is only 2 years old and has modern white floor and wall units with faux marble worktops and Metro tiled splashbacks. A large, bespoke kitchen island has matching floor cupboards, electricity and a real marble worktop. The integrated appliances are: fridge freezer, Cookmaster range cooker with a 5 gas burner hob and 3 electric ovens with one having a grill facility. Above the range is a digital extractor hood. There is plenty of space at the other end of the room for a dining table and seating for 6 people. There are French doors opening into conservatory and glass panelled doors into the lounge and utility room.

Utility Room **8' 6" x 4' 3" (2.6m x 1.3m)**

A bright, sunny room with 2 windows and has the same vinyl flooring as the kitchen/diner. There is a worktop with plumbing underneath for a washing machine and tumble dryer. The 2 year old gas boiler is wall mounted above the worktop with an adjacent wall cupboard. There are doors to the kitchen/diner and WC.

WC **4' 3" x 3' 11" (1.3m x 1.2m)**

A handy downstairs WC is neutrally decorated, has a vinyl floor and frosted window. There is a white toilet and wash hand basin.

Conservatory **15' 5" x 8' 6" (4.7m x 2.6m)**

A spacious, sunny room which takes full advantage of the views of the large garden and the sea. It has a vinyl/tiled floor with an external door out to the garden and French doors to the kitchen/diner. The Art Deco wall lights are not included in the sale.

Bedroom 3 **11' 2" x 10' 10" (3.4m x 3.3m)**

A useful downstairs double bedroom that is well proportioned, carpeted room and elegantly decorated. There is a deep recessed window overlooking the front of the property and a door to the en-suite shower room.

Bedroom 3 en-suite **10' 6" x 6' 7" (3.2m x 2m)**

An internal shower room that has tiled walls and floor. There is a corner shower cubicle with a mains shower, white toilet and pedestal wash hand basin. A ceiling extractor fan and heated towel rail complete the room.

Landing **9' 10" x 6' 7" (3m x 2m)**

The carpeted landing is neutrally decorated and has doors leading to bedrooms 1 & 2. There is a Velux window above a decorative storage cupboard that runs along the length of the landing. The Moroccan hanging light is not included in the sale.

Bedroom 1 **11' 2" x 10' 10" (3.4m x 3.3m)**

A delightful, bright, double bedroom that has a vaulted ceiling and is carpeted. It has a dual aspect with a dormer window overlooking the front of the property and large window with a built in seat that enjoys views of the sea, Rabbit Islands and the garden. A door opens into the shower en-suite.

Bedroom 1 en-suite 9' 2" x 4' 3" (2.8m x 1.3m)

This shower en-suite has tiled walls, a vinyl floor and a frosted window. The corner shower cubicle has a mains shower with raindrop and hand held showerheads. There is a white toilet and a wash hand basin atop a wooden drawer unit. A ceiling extractor fan completes the room.

Bedroom 2 13' 1" x 11' 2" (4m x 3.4m)

Another spacious, vaulted double bedroom that is carpeted and has a double aspect. A dormer window overlooks the front of the property and the other window has views of the sea, Rabbit Islands and the rear garden.

Garage/Workshop 18' 8" x 18' 8" (5.7m x 5.7m)

A large garage with an up and over electric remote controlled door. It has 3 windows and a single door that opens into the rear garden. There is plenty of space for a workshop within the garage.

Garden

The large front garden is across the single track road and has a stone and fence boundary. It has established trees, shrubs, polytunnel, wildlife pond and lawn. The very large rear garden has a potting shed, greenhouse, wood shed, BBQ area, vegetable patch and has a boundary of fence/hedge. It has established bedding, shrubs, trees and another wildlife pond. Both gardens (1.2 decrofted acres) are surrounded by spectacular countryside, hills, and seascape.

Owned croft land

14.8 acres of owned croft land that gently slopes down to the sea and has an ancient woodland and its own beach. The views of the sea, Rabbit Islands and surrounding hills makes it a magical place.

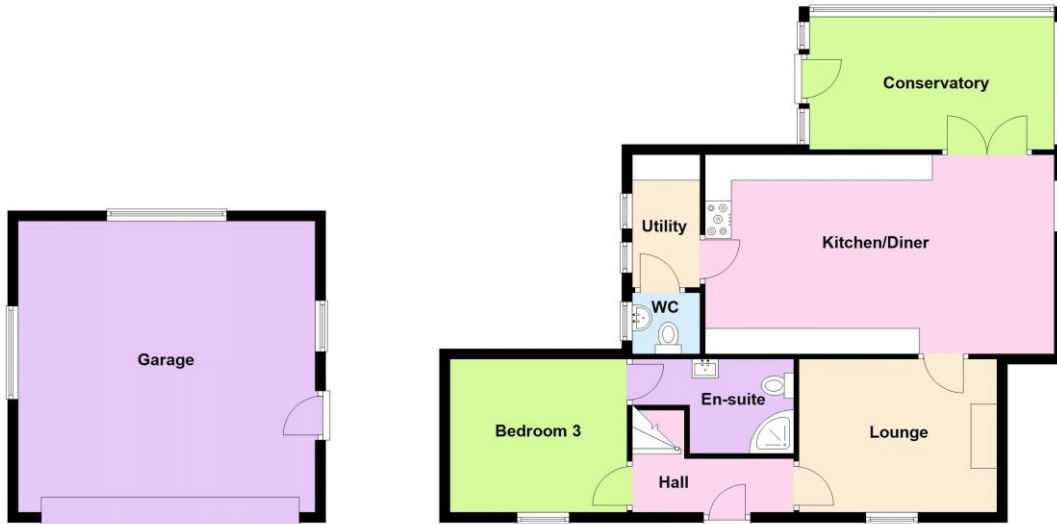
All carpets and blinds are included in the sale. Please call Pollard Property on 01847 894141 to arrange a viewing.





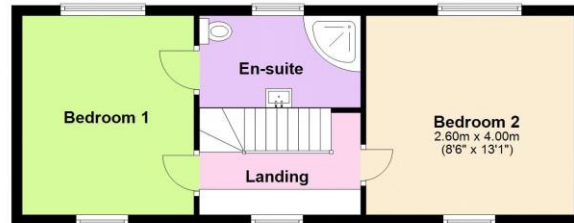
Ground Floor

Approx. 108.7 sq. metres (1169.9 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



Total area: approx. 143.2 sq. metres (1541.1 sq. feet)

Asking Price in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement **For current tax bandings:** www.saa.gov.uk **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a FREE, no obligation valuation and market appraisal on your property please contact us on 01847 894141.

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