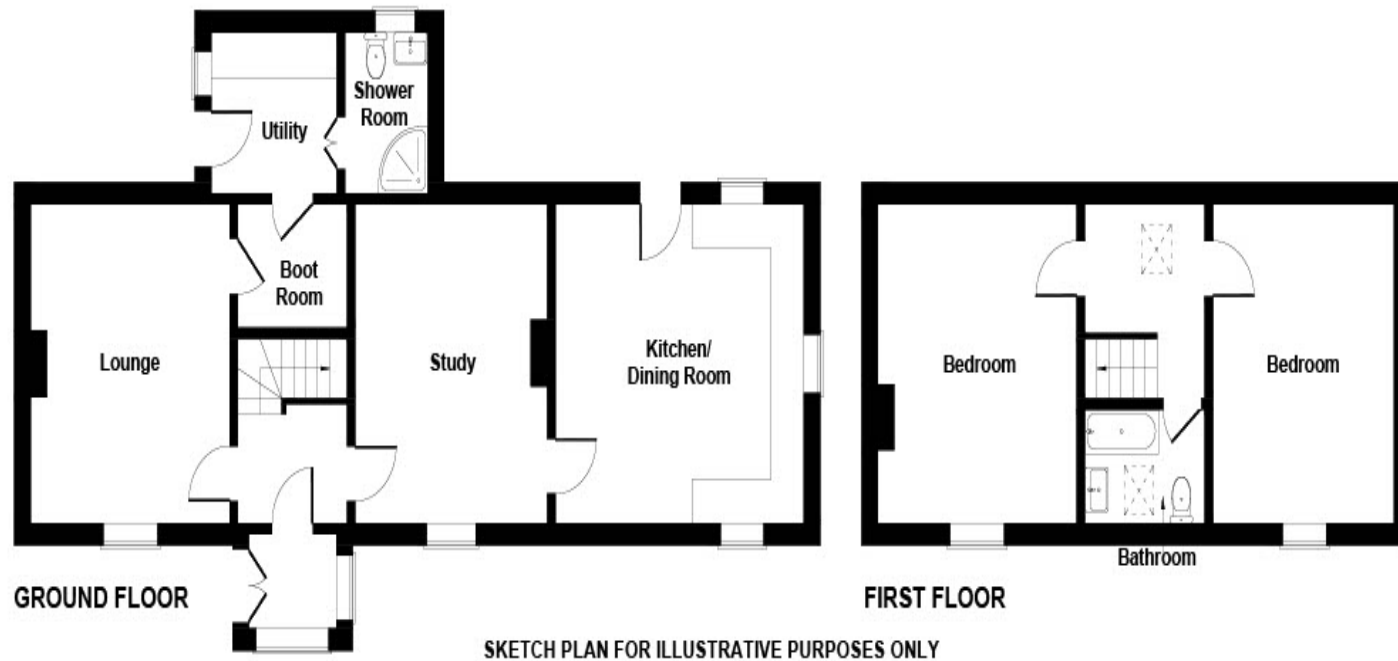


Bual Cottage, Marrel, Helmsdale KW8 6HU



Services

Mains water, electricity and drainage is to a private septic tank.

Extras

All carpets and fitted floor coverings.

Heating

Solid-fuel heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

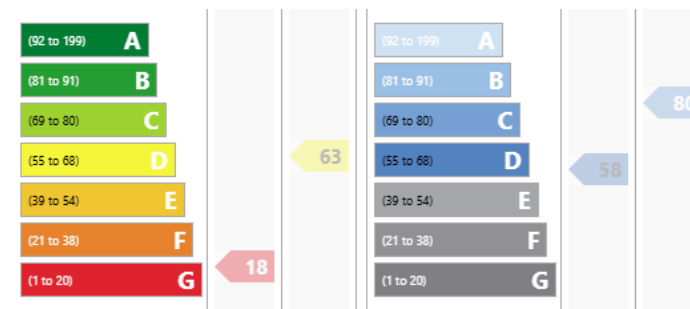
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01862 892 555.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £250,000
A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892555.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Bual Cottage, Marrel West Helmsdale KW8 6HU

Bual Cottage represents a rare opportunity to acquire a distinctive two bedroomed home, rich in character, enhanced by handcrafted features in an outstanding semi-rural location, with a stone built workshop, and timber stable.

OFFERS OVER £250,000

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

☎️ 01862 892 555

Property Overview



Detached
Cottage



2 Bedrooms



2 Receptions



2 Bathrooms



Solid-Fuel



Garden



Outbuildings



Off-Road
Parking





Bedroom One



Bedroom Two



Lounge

Property Description
A charming, detached two bedroomed property located just a few minutes walk to the village of Helmsdale set within substantial garden grounds. Featuring bespoke handcrafted finishes throughout and boasts a stable, workshop and yurt style outbuilding. The property blends rural life with modern comforts and offers versatile accommodation well suited to a permanent residence, holiday retreat, or a let investment. Internally, the cottage impresses with its craftsmanship and attention to detail. On entering the property via the porch, you are met with the hallway which gives access to the lounge, stairs which lead to the first floor, study which take you through to the kitchen/diner. From the lounge, you can access the boot room, the utility room with wall and base units, stainless steel sink and drainer, plumbing for a washing machine and space for a tumble dryer, and the shower room. The lounge has a 5kw wood burning stove set against the original solid stone fireplace and slate hearth. The study, which could also be utilised as a dining room, has an open fireplace, and sits off the good-sized kitchen/diner. This room has wall and floor mounted units, with hardwood worktops, a Condor range cooker complemented by splashback tiling, space for a free standing fridge-freezer, a Belfast sink with mixer tap and drainer. A handcrafted stair banister leads to the first floor landing where you can find two double bedrooms and the family bathroom. The principal bedroom features an open fire, wood panelling, and views over the front garden. Bedroom two has a built-in double wardrobe, and space saving shelving. The bathroom features wooden panelling and tiling décor, a pedestal wash hand basin, a bath with shower over, a WC, and excellent bespoke shelving making full use of the space available. Particularly useful features of Bual Cottage are the stone-built workshop, ideal for storage space or for the Artisan, and the wooden stable, creating a truly versatile addition to the property. Externally, the garden space provides the ideal setting for keen gardener's with an abundance of flora, fruit trees, and space for home grown produce, along with the peaceful and relaxing environment this location.. Off-road parking and turning is available for multiple vehicles. Helmsdale is a picturesque village set on the shores of the Moray Firth in the Scottish Highlands, approximately 75 miles north of Inverness along the A9. The village offers a strong range of local amenities, including three hotels, a primary school, health centre,, railway station, and the award winning Timespan Visitor Centre. The surrounding area supports a vibrant rural economy centred on tourism, fishing, salmon and trout angling, deer stalking, and grouse shooting. Outdoor enthusiasts are also drawn to opportunities for gold panning and golf. Just across the River Helmsdale lie the historic crofting communities of Marrel and West Helmsdale. These elevated townships are known for their sweeping views across the strath, their proximity to renowned salmon fishing, and their deep cultural ties to the history of the Highland Clearances.



Study



Utility Room



Shower Room

- Rooms & Dimensions**
- Entrance Porch
Approx 1.88m x 1.19m
 - Entrance Hall
 - Lounge
Approx 3.94m x 3.64m
 - Boot Room
Approx 2.47m x 2.41m
 - Utility Room
Approx 2.72m x 2.24m
 - Shower Room
Approx 2.25m x 1.51m
 - Study
Approx 3.97m x 3.50m
 - Kitchen/Diner
Approx 4.56m x 3.83m
 - Landing
 - Bedroom Two
Approx 4.08m x 3.11m
 - Bathroom
Approx 2.93m x 1.79m
 - Bedroom One
Approx 4.12m x 3.62m

