



Netherwood

Dornoch, Sutherland





Netherwood

Dornoch, Sutherland, IV25 3PG

A refurbished attractive B-listed house
with extensive garden situated within the
Royal Burgh of Dornoch.

Tain 9½ miles, Inverness Airport 50 miles
(All distances are approximate)

Ground floor: Entrance hall | Sitting room (with open fireplace) | Living room (with open fireplace)
Dining kitchen with aga

First floor: Landing | Principal bedroom with ensuite shower room
Two further bedrooms | Family bathroom | Shower room

Second floor: Bedroom | Bedroom 5/ study

Front formal garden to lawn | Raised beds | Stone patio to rear | Banking of shrubs and mature trees

Outbuildings including a two car port, coal store and garden shed

Walking distance to town centre and the renowned Royal Dornoch Golf course

About 0.55 acres



Edinburgh

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Situation

Netherwood is a very attractive B-listed house which has been renovated to a high standard throughout and is situated in a private yet accessible position a short walk from the centre of Dornoch.

Centred on its historic cathedral, the Royal Burgh of Dornoch is best known for its Championship Golf course. The town has a range of local amenities including a deli, butchers, library, cafes, dentist, hairdressers, pubs, primary school, Dornoch Academy and University of the Highlands and Islands. More extensive services can be found in Tain (9½ miles) including supermarkets as well as a train station with daily services to Inverness and from there a sleeper service to London.

The world renowned Royal Dornoch Championship course is only one mile away and sits alongside the lovely Dornoch beach. The surrounding area enjoys some of the finest scenery in Scotland and offers everything for the outdoor enthusiast including hill walking, sailing, mountain biking and excellent shooting, fishing and stalking. Dornoch lies close to the famous North Coast 500 circular route.

Inverness airport is 50 miles away and offers regular flights to London, Bristol, Manchester, Birmingham, the Scottish Islands, and other UK and European destinations.





Description

Netherwood House is situated in a private position within the heart of the attractive coastal town of Dornoch. The B-listed property includes 2 reception rooms, 5 bedrooms and 2 bathrooms. The property includes a two car port, garden shed and coal store. The policies surrounding Netherwood extend to about 0.55 acres and include formal gardens, raised beds, a patio area and a grass bank with some mature woodland providing privacy. The property has been refurbished throughout to a high standard and offers a wonderful opportunity to purchase a comfortable family sized house with large grounds close to the renowned Royal Dornoch Golf course and coastline.

Netherwood House

Netherwood House is approached off Station road within the town of Dornoch with a private entrance driveway leading into a car port. There is also a separate entrance with parking area to the rear of the property.

The handsome B-listed house is understood to date back until the 1850s. The property has been sympathetically refurbished by the previous owner to a high standard of finish. With Colfax & Fowler décor, features include the sash-and-case windows with working shutters throughout, the reception rooms with open fireplaces and the lovely dining kitchen with granite worktops, Villeroy & Boch sink, 2-hob electric aga and the original servants bell which are in working order.

Lighting throughout the whole house is controlled by Forbes and Lomax dimmable controls. The principal bedroom suite has lovely views over the garden and the rooms on the second floor offer further flexible accommodation.

Benefitting from oil-fired central heating, the accommodation is laid out over three storeys as follows:

Ground Floor: entrance porch, downstairs cupboard (housing white goods), sitting room (with open fireplace), living room (with open fireplace), dining kitchen (with electric aga),

First Floor: landing, principal bedroom with ensuite shower room, two further bedrooms, family bathroom (with roll top bath) and shower room.

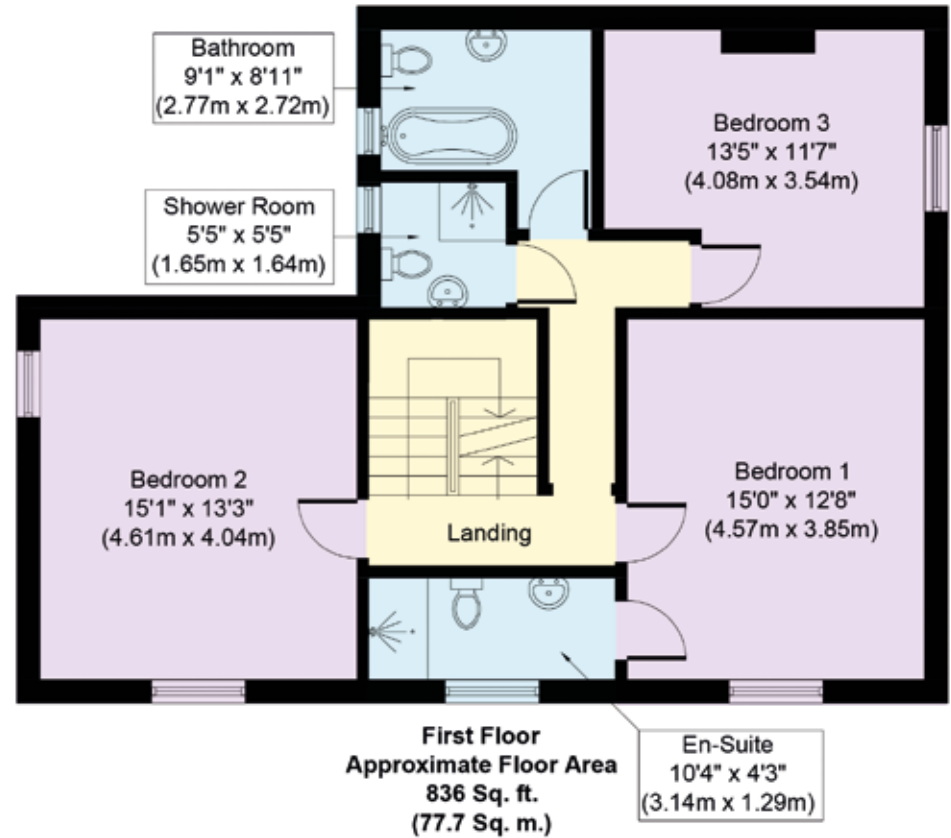
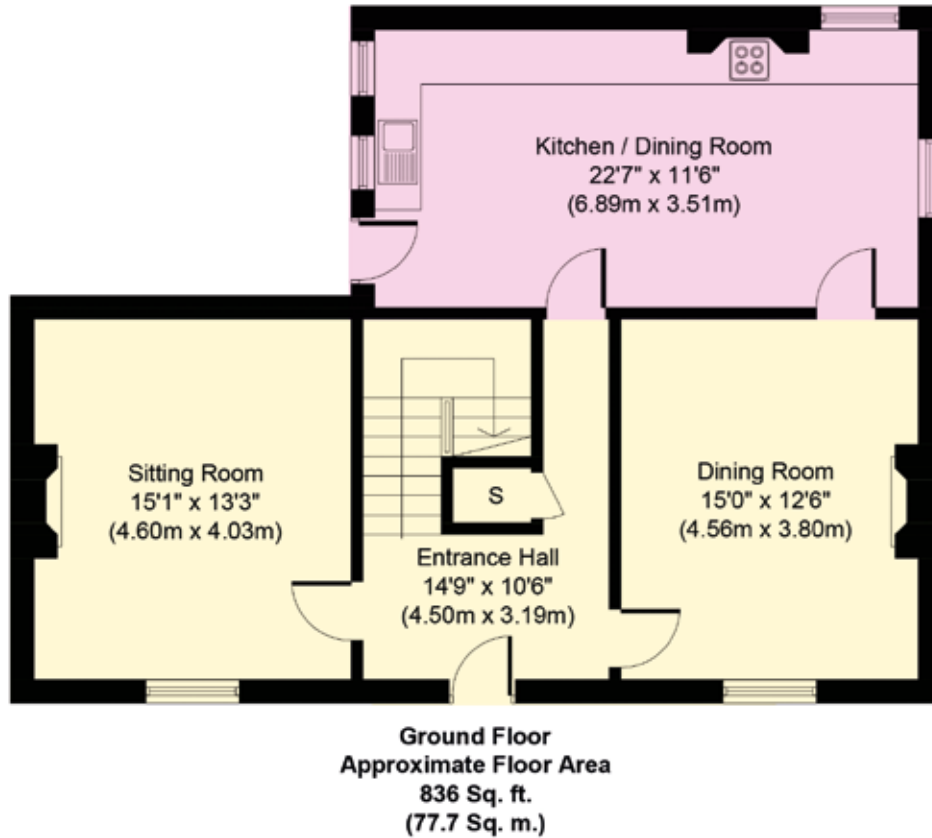
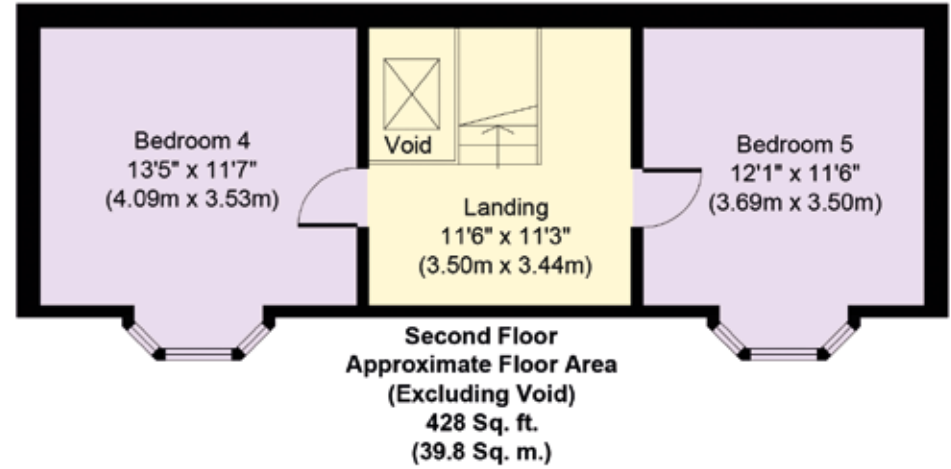
Second Floor: Two further bedrooms





This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Gardens

To the front of the house, there is an enclosed lawn with planted borders, gravel paths and attractive stone raised beds. To the side and rear of the house, there is a grass bank with mature shrubs and trees providing privacy. To the rear of the house there is a stone patio area. The policies extend to about 0.55 acres in total.





Outbuildings

Netherwood has a number of useful outbuildings including:

- Two car port – 4-bay, timber frame, open sided with slate roof
- Garden Shed
- Coal bunker shed

Directions

From Inverness, take the A9 north. Cross the Dornoch Firth and continue north on the A9 for a further 4½ miles. After crossing the bridge over the River Evelix, turn right onto the A949 signposted for Dornoch. Continue through the town and at the T-junction turn left. After passing the High Street on your left, Netherwood is the 2nd house on your right on Station road.

What3words

///hunches.advances.heartless

Residential Schedule

Property	Occupancy	Services	Council Tax	EPC Rating
Netherwood House	Owner occupied	Mains electricity, oil-fired central heating, mains water and mains drainage.	E	F



Listings/Environmental Designations

Netherwood House is category B-listed and falls within the Dornoch Conservation area.

Solicitors

Mackenzie & Cormack Solicitors, 16-18 Tower Street, Tain, Ross-shire, IV19 1DZ. Tel: 01862 892046

Local Authority

The Highland Council, Glenurquhart Road, Inverness, IV3 5NX. Tel: 01349 886606

Entry

Entry is available by arrangement with the seller.

Fixtures and fittings

The fixtures and fittings are owned outright and are included in the sale.

Household Contents

Additional items of furniture may be available for sale by separate negotiation.

Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel: 0131 222 9600).

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

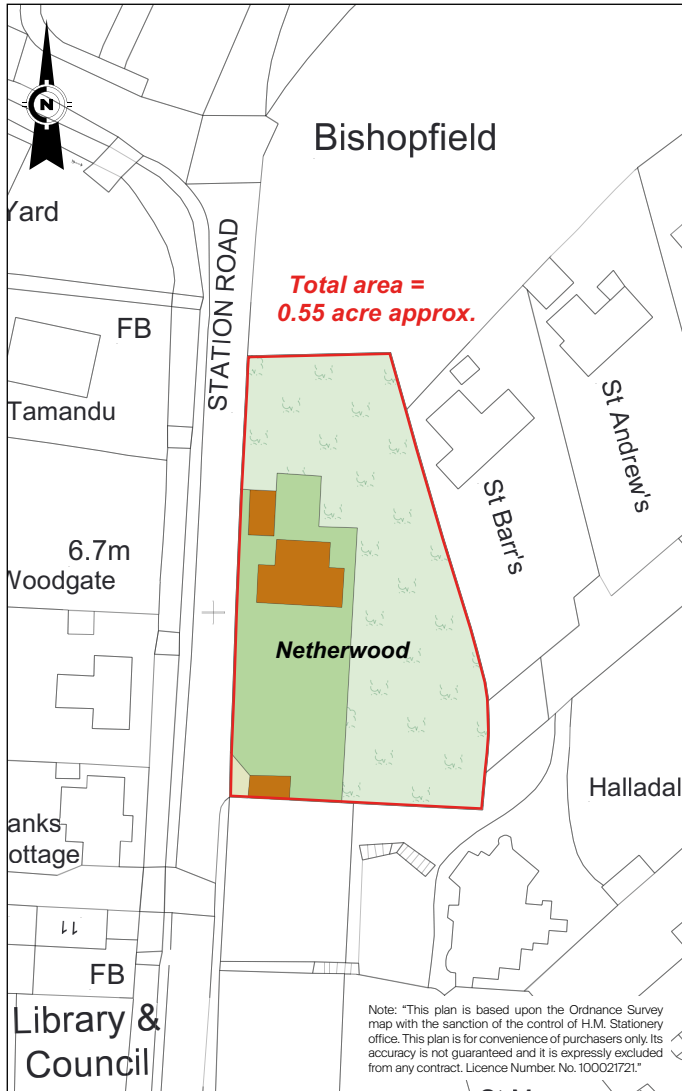
Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied by evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.



Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2021, Photographs dated June 2021. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com.



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