



# Churchview Cottage

Gledfield, Ardgay, IV24 3BN

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# Property Description

Churchview Cottage is a derelict stone-built property.

Full planning permission has been granted on the 26th June 2025 under reference 25/01398/FUL for an extension and alterations including a replacement roof.

The planning consent is for conversion and extension to a two-bedroom cottage with open plan kitchen/dining room, lounge and bathroom.

The site extends to approximately 0.095 acre.



# Plans

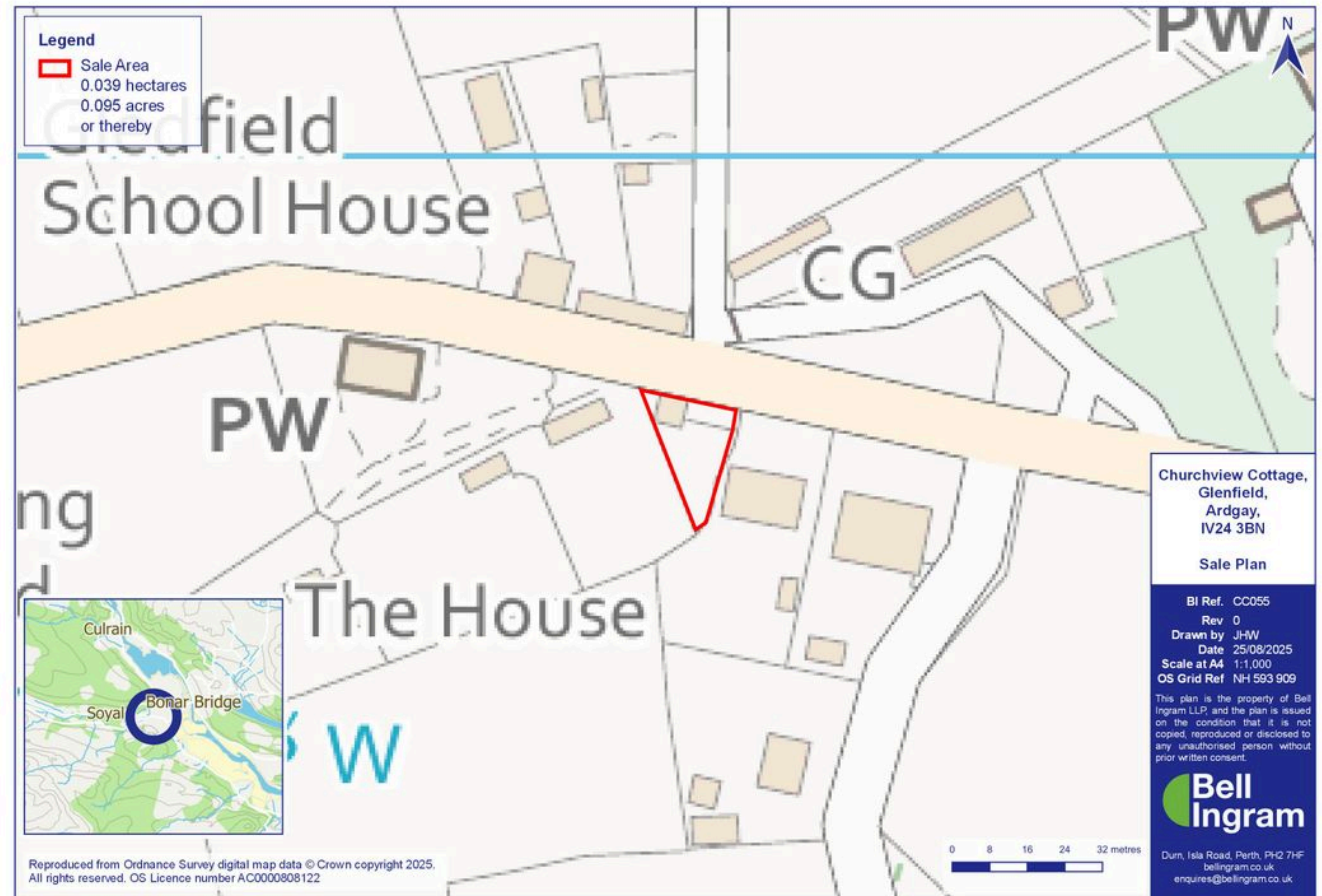
Sale Plan

0.095 acre

## Location

The plot is in an attractive village setting. It is approximately half a mile from Ardgay and two miles from Bonar Bridge. Ardgay has its own primary school which is over the road from the plot, and secondary school pupils have a choice of attending either Tain Royal Academy or Dornoch Academy. The village has a local shop and garage, church and village hall. Bonar Bridge, which is in easy walking distance, has a number of shops, a post office, a hotel and restaurant. It also has a community hub with gym, soft play and café. Further facilities are available at Tain (approx. 14 miles away).

For the more active, Ardgay is an excellent base for walking, stalking and fishing. Golfing is available at nearby Bonar Bridge (9 hole) and championship golf course at Dornoch.



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# Details

## Local Authority

Highlands and Islands Council

## Council Tax

Band = NA

## Tenure

Freehold

## EPC

EPC Rating = EXEMPT

N/A

## Services & Additional Information

It is understood that mains electricity, water and drainage are close by.

## Directions

From Inverness follow the A9 north. At Tore roundabout, continue straight ahead on the A9 (sign-posted Wick & Thurso). After passing Tain you will reach a roundabout, take the A836 sign posted Ardgay.

Upon entering Ardgay continue into the village until you reach a signpost for Culrain. Follow this road until you reach the primary school and Churchview Cottage is on the opposite side of the road.

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Enquire



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