



# The Old Manse of Melness

Talmine, Lairg, Highland, IV27 4YS

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# Introduction

Four-bedroom former Manse with sea and mountain views in the tranquil location of Talmine, Melness. The property has been upgraded and renovated throughout and is stylishly decorated. It offers a superb lifestyle opportunity sitting in approximately 5 acres of land.

The Old Manse of Melness is in a quiet and peaceful position enjoying superb sea and mountain views. Extensively renovated and upgraded throughout, the property has been maintained to the highest standard. It has been tastefully decorated and has spacious rooms. It has UPVC double glazing and oil central heating with underfloor heating throughout the majority of the downstairs.

The property sits within approximately 5 acres of land offering grazing for livestock and horses. There is a large agricultural shed with stable area.





The Old Manse of Melness is a fabulous family home offering a superb lifestyle opportunity.

The Old Manse is accessed via a track through a field gate to the front of the property.

Stone steps lead up to an expansive conservatory which is fully double glazed and has a tiled floor and modern electric heating. There are lovely views over the garden to the sea. French doors lead to the side garden, and two sets of French doors and double hardwood doors take you to the sitting room.

The sitting room has oak flooring and recently installed multi-fuel stoves on slate hearths at each end of the room. There is a staircase to the upper floor with two built-in storage cupboards.

A door opens to the kitchen which has a slate tiled floor. It has a good range of floor and wall units in Oak with a granite effect worksurface and decorative upstands. There is a solid fuel Rayburn which also heats the water, it is plumbed into the upstairs hot water tank. The kitchen also includes a Hotpoint oven and grill with four ring ceramic hob and also a Bosch dishwasher. Dual aspect windows to the front and rear overlook the gardens and a door opens to the sunroom.

The sunroom has windows to three sides and French doors to the garden, the sunroom would also make a lovely studio/workshop due to the natural light.

The kitchen gives access to the utility room which has a door to the garden. It has a further built in unit offering plenty of extra storage. There is a Hoover washing machine and fridge freezer and a Bosch tumble dryer. A door opens to the hall which takes you back to the sitting room.

Off the hall is a WC with wash hand basin and bedroom one which has windows to the rear and side overlooking the gardens. It has composite oak flooring.





A staircase rises from the sitting room to the upper floor landing. Bedroom two, which is a double room with laminate flooring, has a window to the front overlooking the gardens. There is a dressing room off the landing.

Bedroom three is another spacious room with a window to the front. The landing continues round to the rear and gives access to bedroom four, which has a window to the side overlooking the garden and is another double room.

There is a family bathroom with WC, wash hand basin and whirlpool bath with wet wall panelling around and handlebar style shower attachment. It has a large storage cupboard and tiled floor.

Finally, there is a shower room with WC, wash hand basin and shower with tiling around and mains power shower over, and tiled floor.

#### External

A paved area runs from the front to the side of property. The front garden is mainly laid to lawn and has lovely native trees attracting plenty of wildlife. There is a cottage garden with perennials and shrubs. There is parking for several vehicles.

Steps lead to the upper garden which is bounded by stone dyke and there are vegetable beds and a lawned area. A gate leads to the fields to the rear which have been used as pony paddocks. There is a stone byre measuring 4m x 7m which offers development potential.

There is a further outbuilding which was formerly a chicken coop and is in two sections, again offering excellent development potential. A separate track runs from the main track to a large agricultural shed measuring 9m x 18m, it has a stable area which has a loose box and tack room.









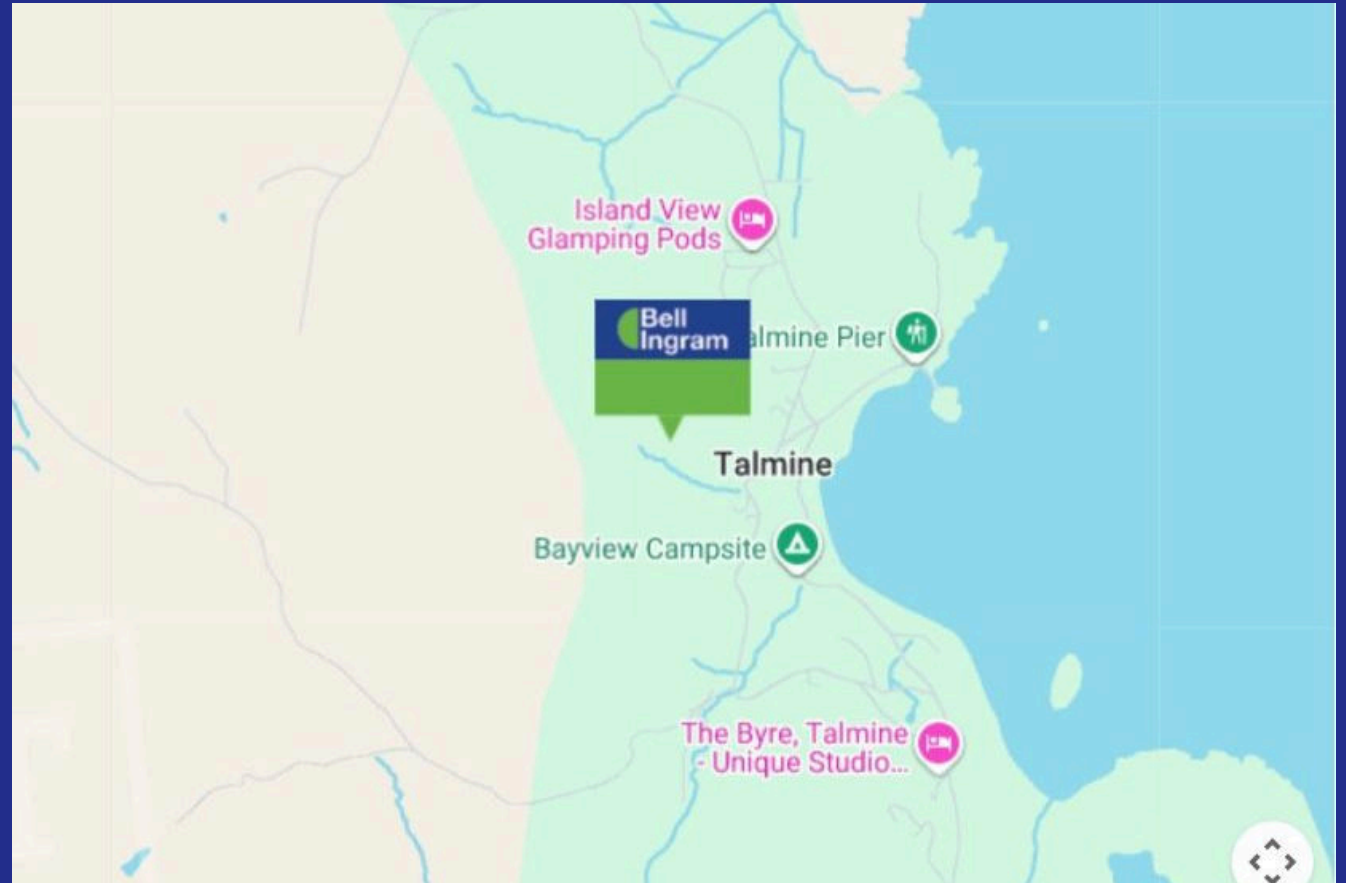


# Location

The Old Manse of Melness is situated in the fishing village of Talmine midway between Cape Wrath and John O'Groats and close to the popular North Coast 500 route.

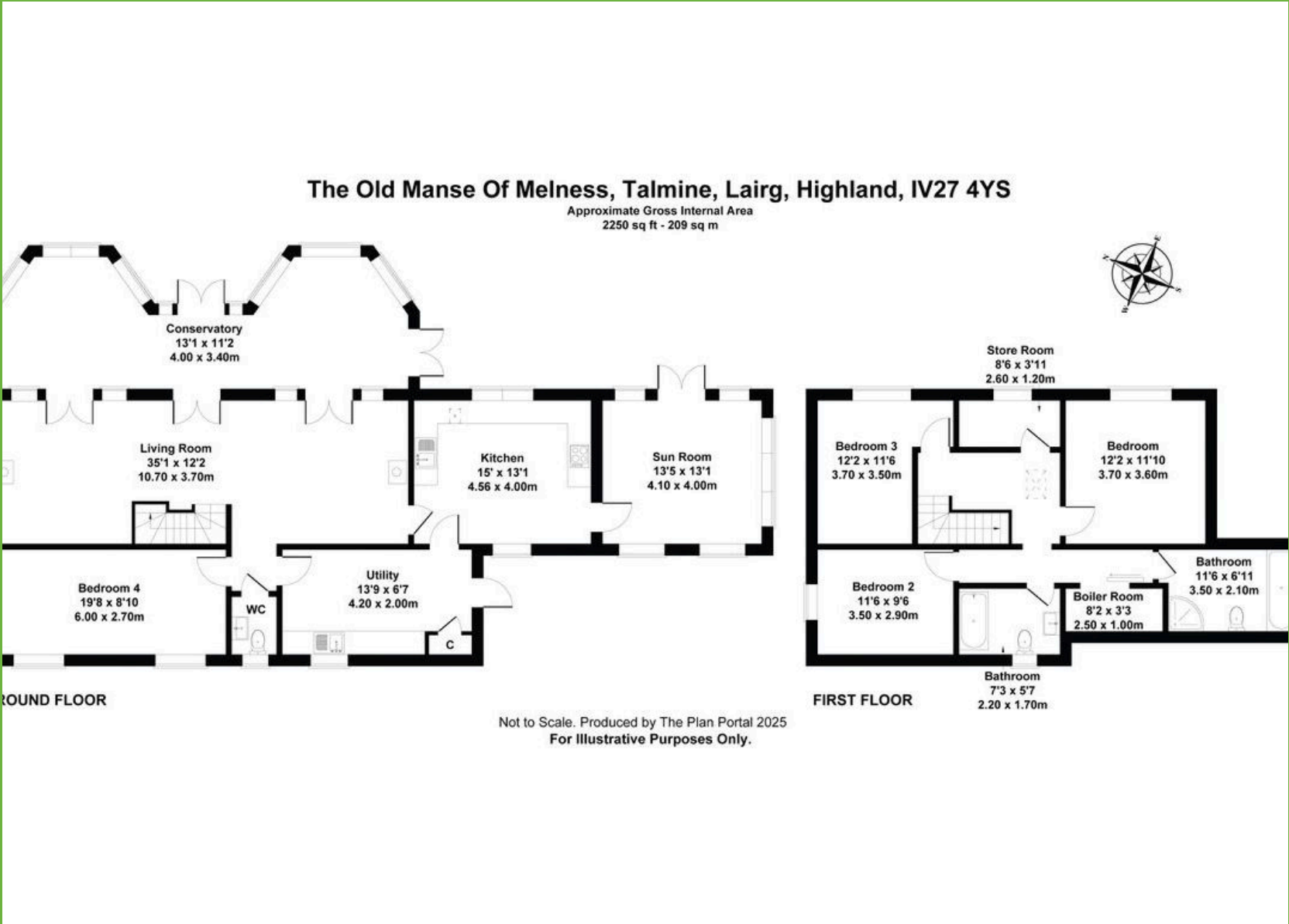
There are plenty of outdoor activities in the area including hill walking, mountain biking, fishing and surfing. The pretty, secluded beaches at Talmine and Melness are within easy walking distance.

The village of Tongue is only 5 miles away and provides a welcoming community with local amenities including a primary school, village shop, post office, café, and hotel.



Plans

209 sq m





# Details

Local Authority  
Highlands and Islands Council

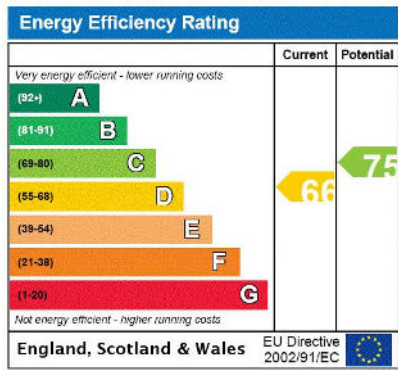
Council Tax  
Band = E

Tenure  
Freehold

EPC  
EPC Rating = D

The Old Manse of

Midness



## Services & Additional Information

- Oil central heating
- Mains water
- Drainage to septic tank
- Super-fast fibre broadband

### Directions

From Inverness follow the A9 north crossing the Cromarty Bridge, between Evanton and Alness take the left turn (B9176) to Bonar Bridge over the Struie. At Bonar Bridge head north on the A836 towards Lairg and Tongue. At approximately 40 miles at the junction with the Tongue to Thurso road turn left and follow the road round past the hotel to the right and across the causeway.

Turn right just after the bridge and continue along through Midtown until you see a sign for Talmine. Continue along the top road past the shop until you reach a stone bridge. Turn left immediately after the bridge and then take the track on the left to The Old Manse.

What3Words///hometown.fetching.backdrop



Talmine, Lairg, Highland, IV27 4YS

Offers Over £490,000



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