

Big Burn Cottage

Golspie, Highland, KW10 6SE

bellingram.co.uk

The logo for Bell Ingram, featuring a green circle to the left of the text "Bell Ingram" in a white, sans-serif font.

**Bell
Ingram**



Introduction

Delightful four-bedroom cottage set in the most idyllic position overlooking the Big Burn, close to the Sutherland village of Golspie.

Spacious open plan kitchen/dining area with patio access.

Flexible accommodation including study/bedroom with ensuite.

Extensive garden grounds with outbuildings and views over the burn.

Big Burn Cottage is a traditional stone-built cottage which has been sympathetically extended to create a very well presented, spacious family home, combining character features with modern comforts and quality fixtures and fittings. It is fully double glazed and has oil-fired central heating. The property offers flexible accommodation with generous living areas and attractive views over the surrounding woodland and burn.



Big Burn Cottage is a traditional stone-built cottage which has been sympathetically extended to create a very well presented, spacious family home, combining character features with modern comforts and quality fixtures and fittings. It is fully double glazed and has oil-fired central heating. The property offers flexible accommodation with generous living areas and attractive views over the surrounding woodland and burn.

From the public road, a driveway leads you to a covered entrance. A glazed door opens into the entrance vestibule, where tiled flooring continues through to the utility room and open plan kitchen/dining area. There is plenty of space for coats and boots.

To the left of the vestibule is the utility room which has a window overlooking the garden. There is a sink over a base unit and space for appliances including washing machine, tumble dryer and fridge/freezers.

A glazed door leads into the impressive open plan kitchen and dining room, which has a large built-in storage cupboard. The kitchen is fitted with a good range of beech and sage green floor and wall units with tiled upstands, incorporating two undercounter Miele fridges, and a built-in Neff dishwasher. The dining area provides ample space for a large table, with patio doors opening to the terrace.

An opening leads through to the inner hall, with a further opening to the sitting room. This is a bright space with dual aspect windows enjoying views over the garden and towards the burn. A woodburning stove set on a slate hearth with stone surround and wooden mantle forms a focal point.

From the sitting room, a door leads to a study/bedroom four, which has an en-suite shower room fitted with WC, wash hand basin and a large walk-in shower with wet wall panelling and mains shower.

A glazed door from the study/bedroom four leads to the sunroom, a lovely addition with triple aspect windows enjoying views over the woodland and the burn. A door leads to the garden. Also on the ground floor is a WC fitted with a wash hand basin.



Bedroom two is a spacious double room with a built-in wardrobe and window enjoying views over the burn and garden. Bedroom three is another double room with built-in storage and a window to the side.

The principal bedroom is particularly generous, with dual aspect windows providing plenty of natural light and views over the surrounding woodland. It benefits from extensive built-in storage, including two double wardrobes and a single wardrobe, along with an ensuite shower room fitted with WC, wash hand basin and a large walk-in shower with tiled surround.

An airing cupboard is also located on the upper floor.

The property sits within substantial garden grounds, mainly laid to lawn and incorporating areas of wildflower planting.

There is a polytunnel, workshop, garage, shed and several seating areas, offering excellent outdoor space and storage.

There is also a lawned area with a selection of fruit trees.

A patio area to the side is laid with slate, and to the rear a stone terrace, accessed from both the sunroom and dining area. Steps leads down to a decking area, providing an ideal spot to sit and enjoy the views over the burn.

The setting offers a peaceful environment, with the burn creating a natural focal point and potential for wild swimming in the pools below.







Location

Big Burn Cottage is set in a quiet, secluded location in the countryside close to the charming Sutherland village of Golspie.

Golspie is a thriving Highland community on the East Coast of Sutherland. It has an excellent range of facilities including primary and secondary schools, hospital, a swimming pool & fitness room, a first-class golf course and popular beach. There are good road and rail links to the north and south. Inverness, approximately 53 miles away, provides additional facilities including modern shopping centres, excellent recreational facilities and a wide selection of restaurants and hotels. Inverness Airport is approximately 8 miles from the city centre and offers a variety of services to destinations both home and abroad.

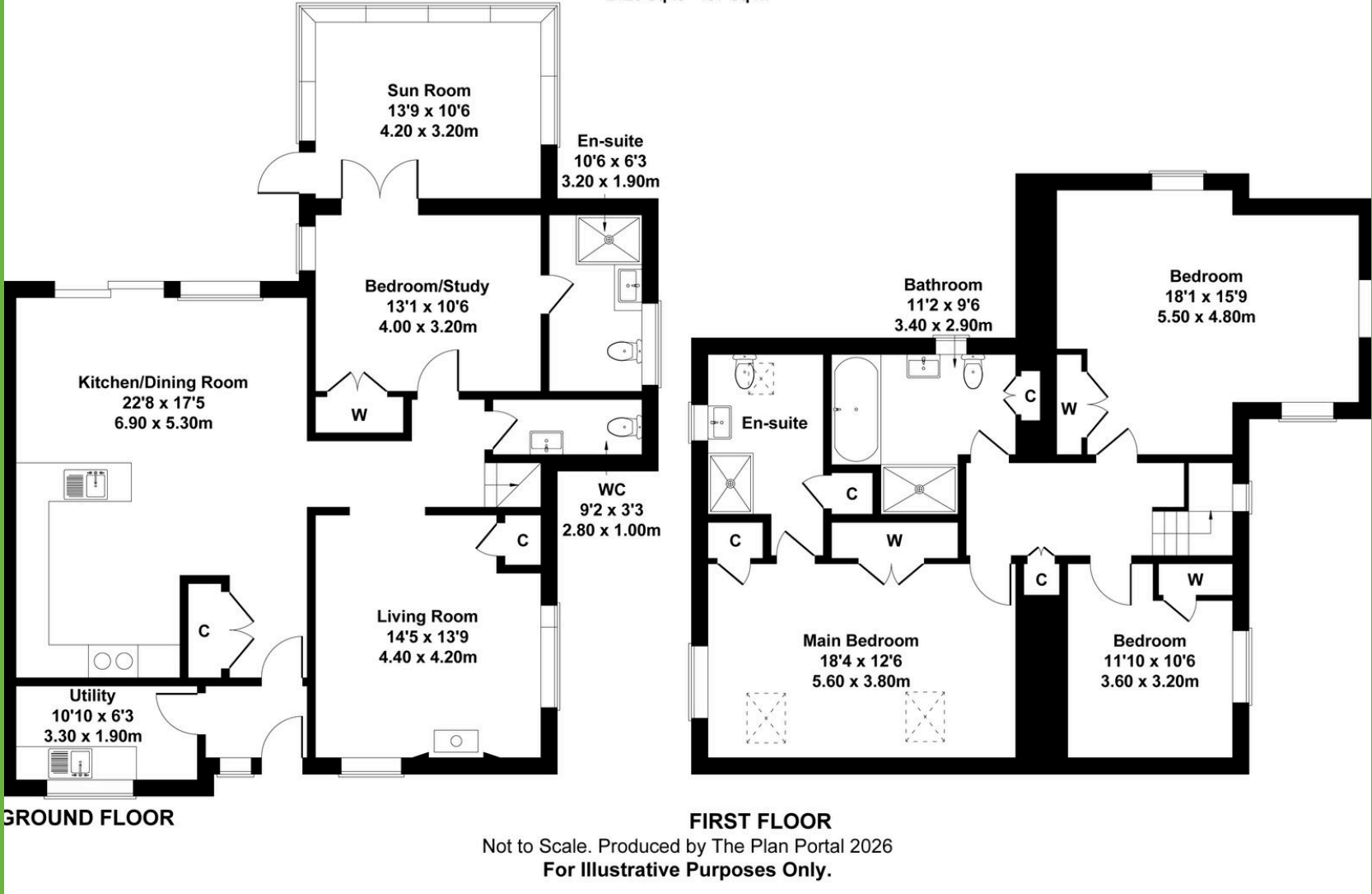


Plans

197 square meters

Big Burn Cottage, Golspie, Highland, KW10 6SE

Approximate Gross Internal Area
2120 sq ft - 197 sq m



Details

Local Authority

Highlands and Islands Council

Council Tax

Band = D

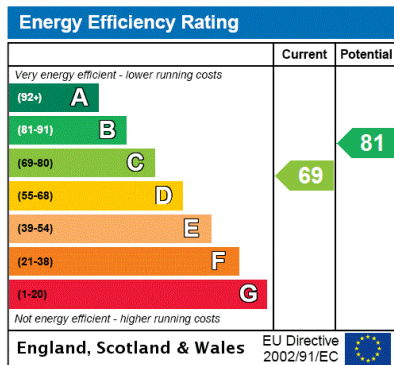
Tenure

Freehold

EPC

EPC Rating = C

Big Burn Cottage



Services & Additional Information

Mains water

Drainage to septic tank

Council Tax Band D

Directions

When travelling from the South drive through the village of Golspie until you reach the St Andrews Church on your left. Immediately afterwards turn up sharp left. Continue to the end of this road, to the T-Junction. Go straight up (ahead) at the junction. Go under a railway bridge. Continue along this single-track road which bears right, eventually reaching a stone bridge over a burn, Big Burn Cottage is immediately after on the right-hand side.

[What3Words///groups.fruity.flitting](https://www.what3words.com/what3words/groups/fruity.flitting)

Golspie, Highland, KW10 6SE

Offers Over £425,000



Joanne Stennett

Highland

01463 717799

joanne.stennett@bellingram.co.uk



View Digital Brochure



Property Search

Viewing strictly by appointment

Published: April 2026

Property Ref: INE260043

powered by
FluxPro

Important Notice: Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Free Market Appraisal



Tax Calculator