



Georgesons  
Estate Agents

## **Residential Property**

# **Ivy Cottage, Fearn Station, Fearn**

**OVER £10,000 BELOW VALUATION**



### **The Property**

This attractive stone built four bedroom detached house is situated just outside the village of Fearn and is walking distance to Fearn railway station. In need of some modernisation this property comprises of lounge, second reception room, kitchen, dining-room, four bedrooms shower room and bathroom. The property benefits from oil central heating complimented with a multi-fuel stove situated in the lounge and double glazed upvc windows throughout. Off road parking for six cars is available to the side of the property. There is a fully enclosed garden with a secluded area to the rear, a well maintained area to the front and a large enclosed area to the side of the property, all laid to lawn with mature trees, shrubs and flower bed areas. There is a detached double garage with power and light, also a wooden garden shed to the rear. This property would make a perfect family home or is in an ideal location for a Bed and Breakfast due to the close proximity to the A9 and the NC500 route.

### **The Area**

The village of Hill of Fearn is set in the picturesque countryside of Easter Ross with spectacular views across to Fearn Abbey, one of the oldest pre-Reformation Scottish churches still in use for worship, and Nigg Hill beyond. Fearn is ideally situated for the Nigg Yard which is approximately 5 miles away. The village has a garage, post office/village shop, primary school, village hall, hotel and train station. There is a regular bus service locally and to Inverness. Fearn railway station is on the Inverness to Wick/Thurso line, there is a commuter service to Inverness daily. Tain is the nearest town, approximately 4 miles away where professional, medical and banking services can be found. The town has all four major banks, a medical practice, Lidl, Co-op, Asda, Tesco and a variety of local shops and hotels, two primary schools and a secondary school. A number of recreational pursuits can be enjoyed in the area such as golf, bowls and tennis. The Highland capital, Inverness is 34 miles to the south where all major transport links can be found. A commuter train leaves from Fearn to Inverness daily.



**Front door leads to -**

**Front Vestibule and Hall** – 6.3m x 3.3m (at widest point). Two single power points. Under stair cupboard, Solid oak flooring. Two radiators.



**Lounge** – 4.6m x 4.5m. Storage cupboard. Three single power points. Television aerial outlet. One Radiator. Large multi-fuel stove. 22 mm solid African walnut flooring.



**Second Reception Room** – 4.5m x 4.2m. One double and one single power points. Two radiators. Mahogany flooring.



**Kitchen** – 5.00m x 3.3m Six double power points. Radiator. Wall and base units with stainless steel sink and drainer. Hob and oven with cooker hood. Washing machine. 2 x Kitchen Dressers. Wooden flooring. Stainless steel sink and drainer. Hob and oven with cooker hood. Kitchen Dresser. Mahogany flooring.



**Dining Room** – 4.5m x 4.2m. Two radiators. Three double and one single power points. Wood Flooring.



**Bedroom 1** – 4.1m x 3.0m. Fitted wardrobe. One radiator. Two double and one single power points. Carpet flooring.



**Bedroom 2** – 4,5m x 3.6m. One radiator. Two double power points. Carpet flooring.

**Bathroom** – 3.1m x 2.1m. Three piece suite consisting of WC, bath and vanity unit with basin. Shower unit with thermostatic shower. Heated towel rail. Radiator. Extractor fan. Solid oak flooring.



**Rear Entrance Vestibule** - Radiator, one single and one double power point. Tiled flooring.

**Bedroom 3** – 4.4m x 3.7m. Fitted wardrobe. One radiator. Two single power points. Carpet flooring.

**Bedroom 4** – 4.4m x 3.6m. Fitted wardrobe. One radiator. One double and two single power points. Carpet flooring.

**Shower Room** – 2.7m x 1.6m. Storage shelving. Electric shower. Heated towel rail. WC. Basin vanity unit. Shower enclosure with electric shower. Vinyl floor tiles.

**Front/side/rear Gardens** – Fully enclosed and mostly laid to lawn with mature trees and shrubs. Gravelled area to the side providing ample parking for multiple cars. Clothes drying facility and wood framed bin and log shelter to the rear.



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**Postcode – IV20 1SX**

**Council Tax –E Band EPC –D(59)**

**Price** – Offers Over £189,500 to be lodged with the selling agents, Georgesons.

**Viewing** – By appointment via Georgesons

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**Prospective purchasers should note:**

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
  - (a) that any measurements given are accurate;
  - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

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