



Georgesons  
Estate Agents

## **Residential Property**

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# **Rockfield Farmhouse, Portmahomack**



### **The Property**

This charming two hundred year old farmhouse is situated in a rural location on the Tarbat peninsula, one and a half miles outside Portmahomack. In need of complete renovation, this property currently comprises of lounge, second reception room, kitchen, study, four bedrooms and family bathroom. The study and fourth bedroom could easily be used as a self-contained one bedroom annexe to the side, giving scope for rental potential. The property benefits from an open fire in the lounge and single glazing throughout. There is a parking area suitable for several vehicles to the side and a large enclosed garden to the side and rear. This property would make an ideal project for the property investor or someone looking to create their dream home.

### **The Area**

Rockfield, with its coastal paths and small stone harbour is a fishing and agricultural hamlet on the outskirts of the village of Portmahomack in an idyllic location on the Tarbat Peninsula. Tarbat Ness Lighthouse, one of the tallest lighthouses in Britain, is about four miles from the village. In the nearby village of Portmahomack is the Old Tarbat Parish Church house, the Tarbat Discovery Centre which is designed to provide visitors with an insight into the area's pictish past: complete with a life-size bronze of a Pictish Queen outside. The village is situated on a sandy bay and has a small harbour. The harbour is home to a small number of fishing boats and is also popular with leisure craft. Portmahomack lies inside the Moray Firth Special Area of Conservation with the associated dolphin and whale watching activity. The village has a primary school, golf course, hotel, a number of places to eat and shop with a sub-post office. The nearest town with full services is Tain lying approximately ten miles to the west.



**Lounge** – 4.8m x 3.8m.

Open fire with tiled surround and hearth.  
Television point. One double and three single power points.

**Kitchen** – 5.4m x 2.9m.

Built in wall and base units, stainless steel sink and drainer, plumbed for washing machine, two double and four single power points. Door to rear porch.



**Second reception** – 4.9m x 3.9m.

Built in cupboard. One double power point.

**Study** – 4.1m x 3.5m.

Access via external rear door.

**Bathroom** – 3.3m (at widest) x 2.7m.

WC, pedestal wash hand basin, shower enclosure and thermostatic shower.  
Electric towel rail. Shaving point.



**Bedroom 1** – 4.7m x 3.8m.

Front aspect room. Storage cupboard.  
Three double power points.

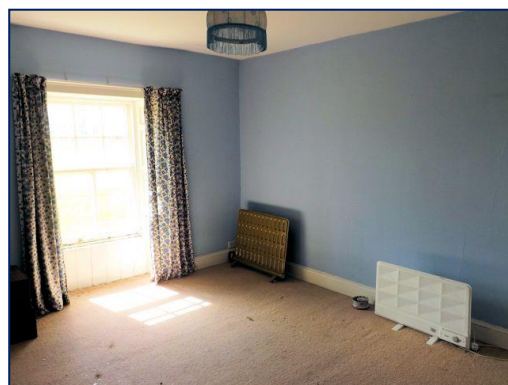


**Bedroom 2** – 3.5m x 2.4m.

Front aspect room. One single power point.

**Bedroom 3** – 4.7m x 3.8m.

Front aspect room. Storage cupboard.  
Three double power points.



**Bedroom 4** - 4.7m x 4.2m.

Front aspect room. Access via external rear door. Spacious room with front aspect window.

**Parking** – Large enough for several cars.

**Gardens** – Large enclosed garden to side and rear mainly laid to lawn.



Postcode – IV20 1RG

Council Tax – Band D EPC – G1

Price – Offers over £150,000 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons



**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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