

MACKENZIE & CORMACK

SOLICITORS, ESTATE AGENTS & NOTARIES PUBLIC

20 TOWER STREET, TAIN, ROSS-SHIRE, IV19 1DZ

TELEPHONE (01862) 892046 FAX (01862) 892715

Website: www.mackenzieandcormack.co.uk Email: mail@tainlaw.co.uk



THE POPE, OLD CAITHNESS ROAD

HELMSDALE KW8 6JW

OFFERS OVER £182,000

Large detached historic property privately located in grounds extending to approximately 1 acre. Accommodation comprises; Entrance Vestibule, Hall, Living Room, Dining Room, Breakfast Room, 4 Bedrooms, 2 Bathrooms and Study/Bed 5. Previously used as maternity hospital and more recently as a nursery and horticultural business. Great potential to be extended or used as a business subject to planning permission. Alternatively the property can be divided into two dwellings. The property benefits from DG and OFCH. Outbuildings with potential to be converted into shop premises.

HSPC Ref: MK04/45558

NIGEL D JONES LLB (HONS) DIP LP NP
IAIN MCINTOSH LLB (HONS) DIP LP NP



The village of Helmsdale is an attractive seaside village with its own harbour and local facilities. It is a renowned spot for salmon fishing, panning for gold in the Helmsdale River and boasts a variety of unspoilt beaches. The city of Inverness is approximately one hour away where all major facilities and services are to be found. Helmsdale is an ideal location for those wishing to enjoy the outdoors and pursuits such as fishing, cycling or walking.

Entrance Vestibule: 1.58m x 1.24m

Bright and welcoming tiled vestibule. Glazed door leads into hall.

Hall: 3.00m x 10.43m at widest

L-shaped hall connects all rooms. Radiator. Skylight. Large window bringing in natural light.



Secondary doorway leads into hall which provides access to rooms which could be separated and used as another house.

Master Bedroom 1: 4.27m x 3.75m

Large room with picture window to the front. Cornice ceiling. Large cupboard with shelving ideal for storage. Telephone point. Radiator. Views out towards Helmsdale.

Living Room: 3.76m x 4.34m

Large room with double aspect picture windows. Coal fire with tiled surround provides focal point to the room. Recessed storage area with shelving. Radiator. TV connections.

Bathroom 1: 1.45m x 2.83m

Modern decorated bathroom comprising WC, wash hand basin with mirrored light above, bath with wet wall, bath screen and Triton Jade 3 electric shower. Extractor vent. Heated towel rail. Radiator. Glazed window. Tile-effect lino flooring.



Bedroom 2: 4.99m x 3.14m at widest

Currently used as a music room. Two large windows looking to the rear. Radiator. Two shelves provide storage. Glazed door to storage area with window and shelving.

Dining Room: 2.93m x 2.76m

Previously used as office with original wood and glass medicine cabinet. Room has large window bringing in light. Radiator.

Nine panel glass and wood door leads into secondary hall and accommodation area. Potential to be used as separate accommodation.





Study: 2.46m x 2.90m

Potential to be converted into bedroom. Telephone points. Radiator. Window to side. Large storage cupboard with shelves and coat hooks. Shelving units.

Bedroom 3: 3.07m x 3.61m

Double aspect windows. Radiator. Recessed shelving area.



Hall 2: 6.51m x 1.07m

The second hall provides access to attic and loft space via original pull-down steps. Fully floored loft space excellent for storage. Potential to convert into further rooms with planning permission. Two skylights. Cupboard with storage shelving.

Breakfast Room: 2.95m x 2.88m

Large room with lots of natural light. Laminate wood flooring. Radiator. Telephone cupboard. Wooden cupboard holding the meters. Wooden fireplace with boiler unit. Storage space. Leads through to kitchen.

Bedroom 4: 3.0m x 3.07m

Large picture window. Storage cupboard with shelf and coat rail. Radiator. Wooden flooring.

Kitchen: 3.97m x 2.65m

Double aspect windows. Wall and floor mounted units provide excellent storage space. Ample work surface space ideal for food preparation. Modern black speckled resin worktop. Stainless steel sink/drainer. Classic Belling range. Two ovens and gas hob. Extractor fan above. Integrated dishwasher, tiled flooring and radiator. The kitchen provides access to area with potential to be used as utility room. Previously used as shop reception point. 3.22m x 2.75m with lino flooring. Coat hooks. Provides access to garden. Storage cupboard with shelves. Door leads through to second stone outbuilding. Outbuilding is plumbed for a sink. Electric lighting. Two windows. Storage shelving.

Side Entrance Vestibule: 1.08m x 0.98m

Excellent space with door providing access to garden.





Bathroom 2: 1.37m x 3.11m

Comprises WC, wash hand basin with shelf above and bath. Lino flooring. Storage shelves and cupboards. Cupboard. Radiator.

Garden:

Set in approximately 1 acre. Driveway from gated entrance leads to parking bay for a number of cars. Access to front door and a fenced display area laid to gravel which was previously used to display plants and horticultural sundries. The garden continues round to a slabbed area ideal for outdoor dining. Entrance to side vestibule. Two outbuildings in need of repair. Steps to plot of land mainly laid to grass with 56ft x 24 ft polytunnel used for horticultural nursery, internal polycarbonate greenhouse used for propagation of seeds & plants. Wooden hut. Excellent development potential or for landscaping.

Viewing:

Please contact Mr and Mrs Fairley on 07513256881

These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.