



**Premier
Properties**
Perth



Rockfield Farmhouse , IV20 1RG

Offers Over £365,000



Currently the property consists of the main house and attached annexe. However this could be easily returned to the original house.

The farmhouse comprises : entrance hallway, sitting room with log burning stove, spacious bathroom and modern kitchen with farmhouse features and integrated appliances. Off the kitchen is a good sized room currently being utilised as a study/music room but has been previously used as a bedroom. Utility room with WC, washing machine, tumble dryer and wash hand basin.

On the upper level there are two large double bedrooms, spacious dressing room with WC and vanity/sink unit and a large walk in cupboard.

Heating is provided via LPG central heating and the windows are fully double glazed throughout.

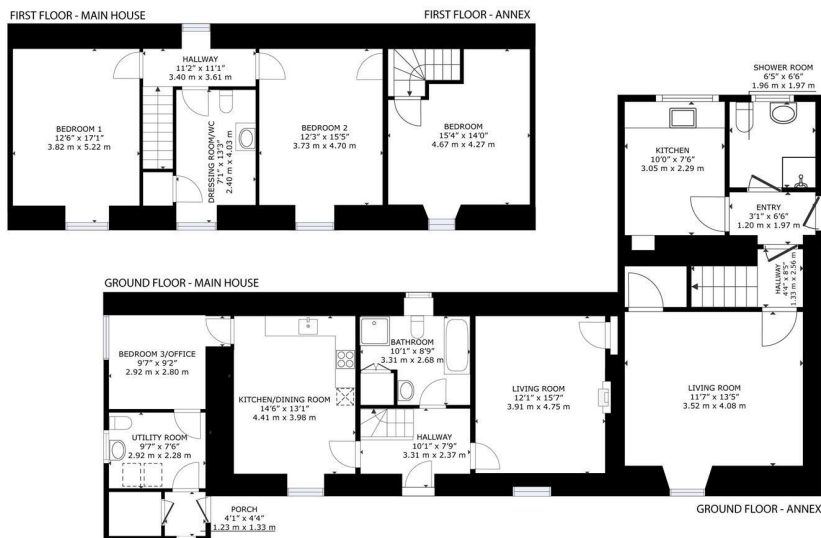
The garden is fully enclosed, mostly with dry stone dyke walls and fencing. There is a 30 foot polytunnel, small summer house, large wooden shed and decked area. The garden is mostly laid to lawn with flower borders. The front of the property faces South and the Westerly aspect allows the evening sun.

The annexe has a separate entrance, parking space and garden. It comprises of : welcoming hallway, lounge with log burning stove, shower room and fully fitted kitchen. On the upper level there is a large double bedroom with seating area. The annexe is licensed with Highland Council for short term lets and has operated successfully for 3 years through Air BnB as the Porthole. There is the opportunity to incorporate the annexe into the main house to keep it as guest accommodation for family and friends or continue with short term lets.

Externally the annexe has a separate garden with seating area, firepit and 5 person Arctic spa hot tub.

Location - The property sits at the top of a private road, off the B9165, surrounded by farmland. A path leads approximately 500 metres to the garden gate to stunning views over the Moray Firth where dolphins and porpoises can be seen. The farmhouse is 2 kilometres from the village of Portmahomack which sits on the Dornoch Firth facing West. It is a popular destination on the Tarbat peninsula with sandy beach and harbour. There is a golf course, hotel, café, village hall, post office/shop and primary school. Tain is approximately 8 miles away and has an array of supermarkets, schools, eateries, health centre and leisure facilities. There is a train station in Tain with links north and south. The A9 and the NC500 are 6 miles away. Inverness with its nearby airport is 50 minutes away.

- 2 Bathrooms
- 2 W.C.'s
- Double Glazing
- Large Garden Grounds
- LPG Central Heating
- Move In Condition
- Off Road Parking For Several Cars
- Polytunnel And Large Shed
- Rural Location With Breathtaking Views

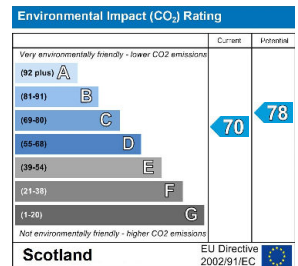
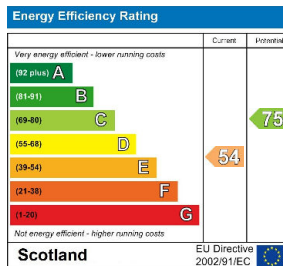


Rockfield Farmhouse, Portmahomack, IV20 1RG

GROSS INTERNAL AREA
FLOOR 1: 79.0 m² (850 sq.ft.) FLOOR 2: 55.1 m² (593 sq.ft.)
TOTAL: 134.1 m² (1,443 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Rockfield Farmhouse, Portmahomack, IV20 1RG - Annex

GROSS INTERNAL AREA
FLOOR 1: 35.3 m² (380 sq.ft.) FLOOR 2: 20.3 m² (219 sq.ft.)
TOTAL: 55.7 m² (599 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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