

Sydney House

LAIRG, HIGHLAND, IV27 4ED



*A SPECTACULAR DETACHED HOME,
WITH 5 BEDROOMS & 3 BATHROOMS*



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Sydney House, Lairg: A Timeless Gem in Sutherland's Heart.

Nestled in the heart of Lairg, Sydney House is an extraordinary opportunity to own a grand period home steeped in history, dating back to the captivating 1880s. Meticulously maintained and elevated to impeccable standards, the residence seamlessly marries historical charm with contemporary elegance, preserving its original ornate ceilings, cornices, and deep skirting boards.

A picturesque journey unfolds as you approach Sydney House through a sweeping driveway, leading to a sprawling estate encompassing approximately 8 acres of serene grounds. This historic property unveils not only a distinguished home but also an old traditional stone cottage on the premises, a potential canvas for separate living quarters or a lucrative rental opportunity in the thriving Highland holiday let market, contingent on relevant planning consent.

Step inside Sydney House to discover an enchanting entrance vestibule adorned with a stained glass doorway, guiding you into an impressive inner hallway. The kitchen, a masterpiece of modern design, features solid oak flooring, a bay window seating area for informal dining, and a central island equipped with built-in ovens, a second oven and hob, an integrated dishwasher, and fridge. A separate utility room with a sink and under-counter white goods complements the functional elegance of this residence.





The front-facing lounge reception room with a bay window, a formal dining area, and a ground-floor shower room contribute to the property's dynamic living spaces.

Ascend the main stairwell to find four double bedrooms, each exuding unique character. The master bedroom, a sanctuary in itself, boasts a walk-through storage area and an en-suite shower room with a rainforest shower head and his-and-her sinks. An additional smaller bedroom and a modern, spacious family bathroom with a bath suite and overhead shower cater to the comfort of all residents.

The Property



Dining Room





Bedroom 1







Bedroom 2





Bedroom 3



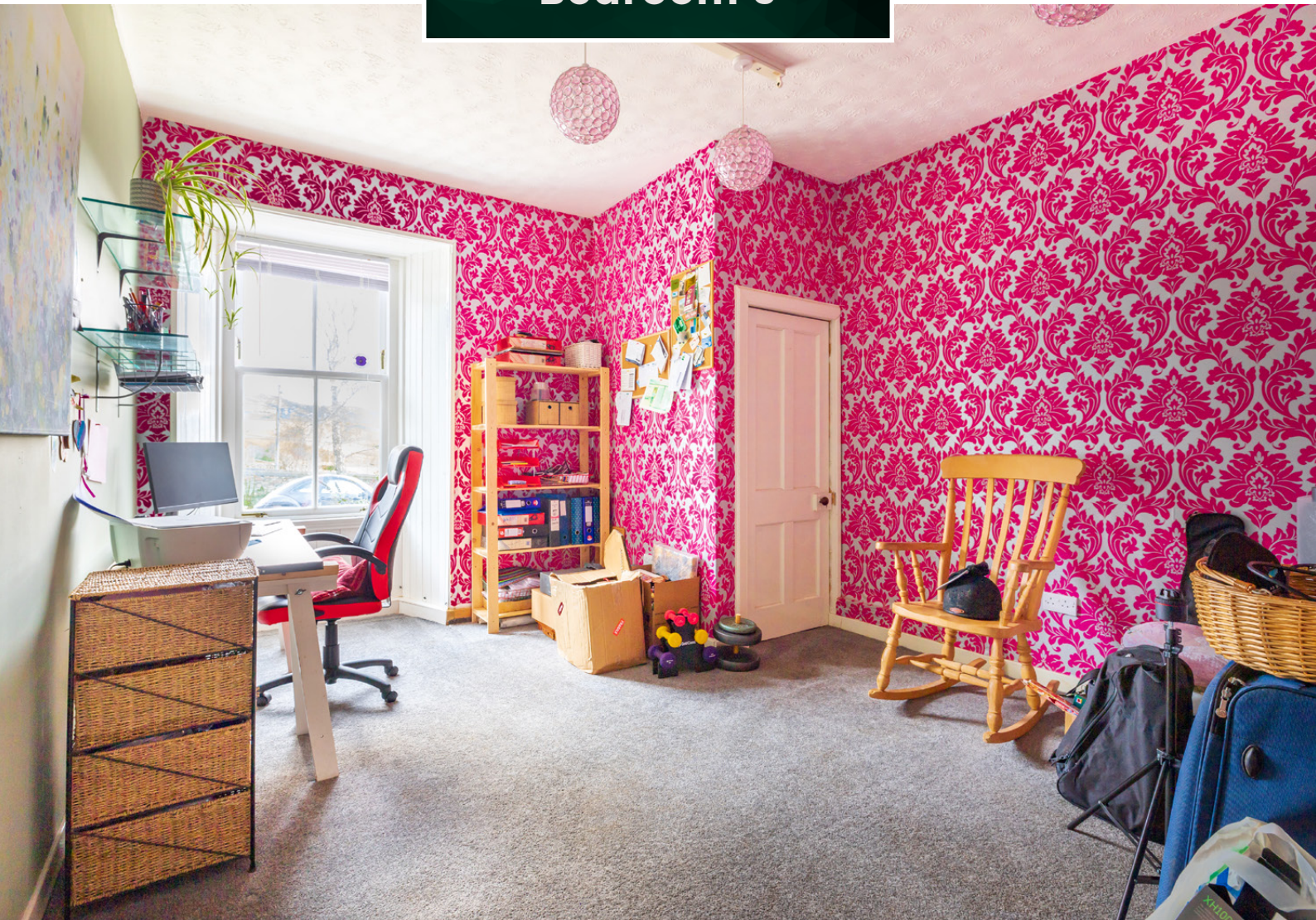


Bedroom 4



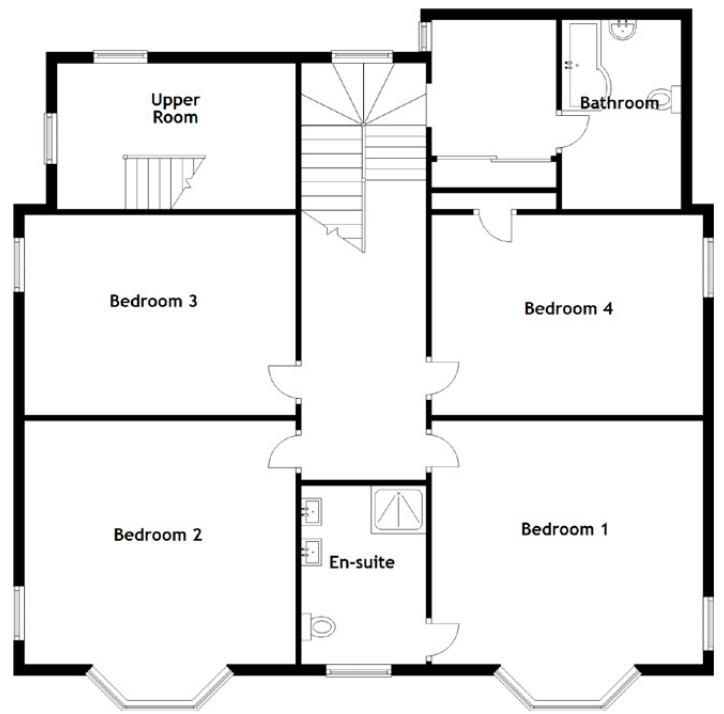


Bedroom 5









Approximate Dimensions

(Taken from the widest point)

Lounge	5.00m (16'5") x 4.50m (14'9")	Bathroom	3.50m (11'6") x 2.20m (7'3")
Kitchen	5.00m (16'5") x 4.50m (14'9")	Upper Room	4.40m (14'5") x 2.70m (8'10")
Dining Room	5.00m (16'5") x 3.70m (12'2")	Utility	3.50m (11'6") x 2.50m (8'3")
Bedroom 1	5.00m (16'5") x 4.50m (14'9")	Shower Room	2.10m (6'11") x 1.60m (5'3")
Bedroom 2	5.00m (16'5") x 4.50m (14'9")	En-suite	3.30m (10'10") x 2.30m (7'7")
Bedroom 3	5.00m (16'5") x 3.70m (12'2")		
Bedroom 4	5.00m (16'5") x 3.70m (12'2")	Gross internal floor area (m ²):	310m ²
Bedroom 5	5.00m (16'5") x 3.70m (12'2")	EPC Rating:	E



Outside, the garden grounds enveloping Sydney House are a haven of tranquillity, adorned with lush lawns, mature shrubs, and various wooded areas that provide natural privacy, and a double garage/hanger building enhances the outdoor experience. The traditional stone cottage, though currently dormant and in need of full renovation, holds the promise of resurrection, a potential expansion, lucrative investment potential or a captivating addition to the property's story.

Sydney House, set against the backdrop of stunning and unspoiled countryside, invites discerning viewers to appreciate not just a historic property but a lifestyle immersed in charm and natural beauty.

This is more than a home; it's an experience, an opportunity to embrace the unmatched allure of Sydney House, Lairg.







Situated amidst the captivating landscapes of the Scottish Highlands, Lairg welcomes you with its charm, providing an idyllic balance of serenity and contemporary amenities.

Explore the convenience of Lairg with a variety of essential services including a bank, chemist, general store, garage, post office, boat club, renowned tweed shop, hotels, restaurants, and a bustling community hall hosting a diverse range of village events.

Lairg is a sought-after tourist destination, surrounded by awe-inspiring natural beauty. Revel in outdoor activities with picturesque hiking and biking trails, or enjoy a peaceful day of fishing on the serene Loch Shin. Immerse yourself in the region's rich history at the Lairg Heritage Centre or take a leisurely stroll through the vibrant Lairg Community Garden.

The Location



For families, Lairg offers education at the local Lairg Primary School or Golspie High School. The town is well-connected by road and rail, with a train station providing regular services to the South. The A837 road grants easy access to the breathtaking Highland landscapes.

Lairg's connectivity extends to the nearby Inverness Airport, a comfortable one hour and fifteen minutes' drive away. The town serves as a gateway to the Highlands, with Inverness— the primary business and commercial centre— within commuting distance. Inverness offers extensive shopping, leisure, and entertainment facilities, along with excellent road, rail, and air links to the South and beyond.

Explore the allure of this Highland gem, where the embrace of nature meets the convenience of modern living

The Location

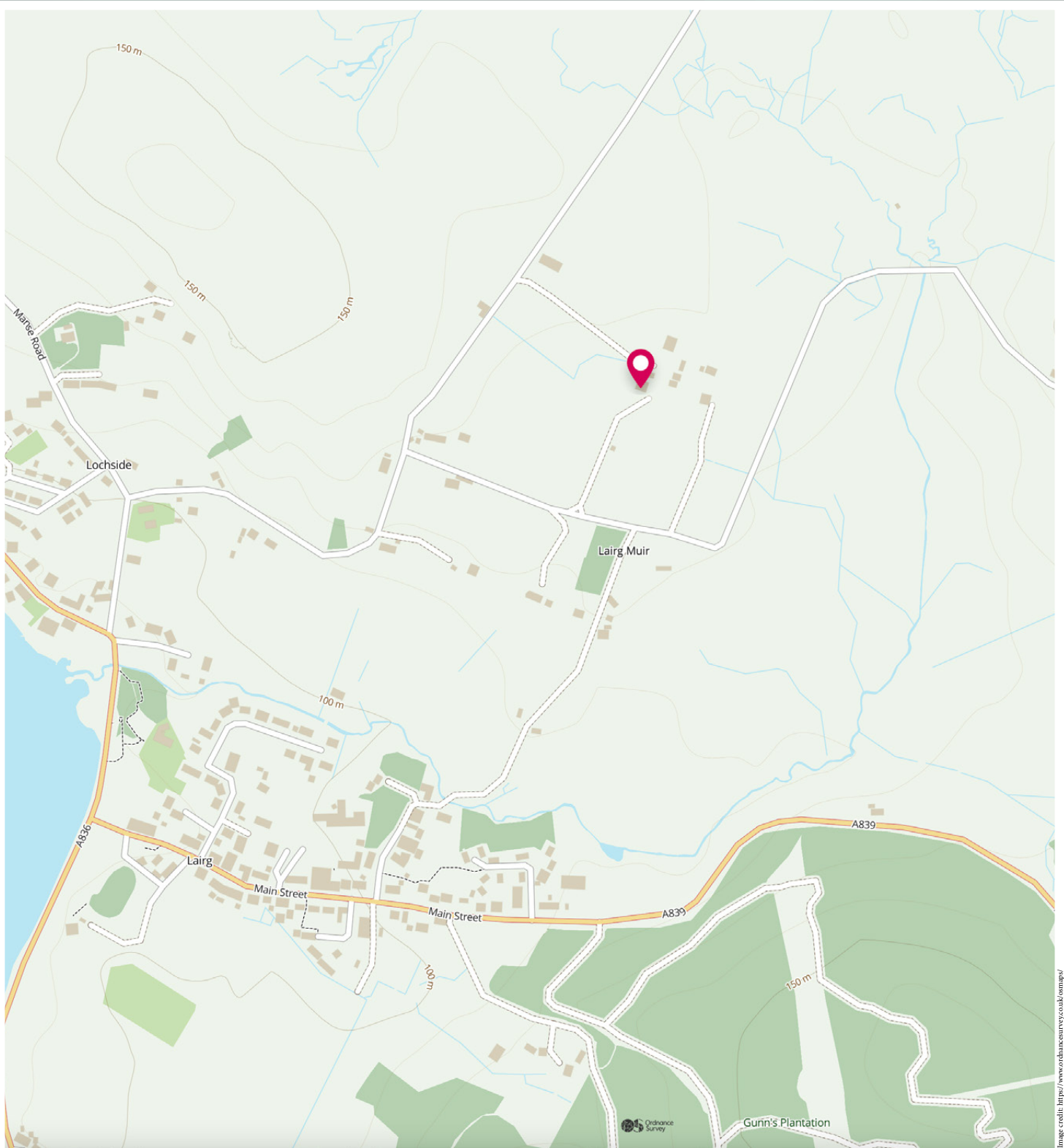


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