



SUNRISE

GOLF ROAD, BRORA, SUTHERLAND



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An outstanding late Arts and Crafts house overlooking Brora golf course and beach.

Golspie 6 miles. ■ Inverness 56 miles.

- Three Reception Rooms. Four Bedrooms.
- A beautifully presented interior, retaining original features.
- Integral one/two bedroom flat.
- Generous, established gardens with flagstone terrace.
- Separate one bedroom staff flat.
- Garage, garden store and wine cellar.

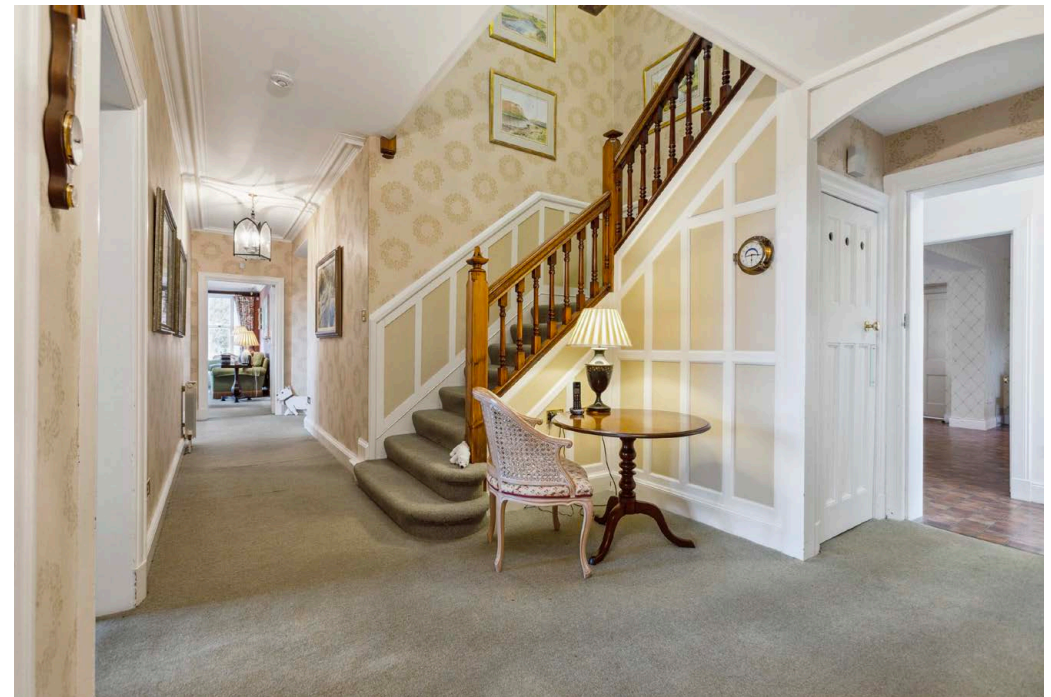
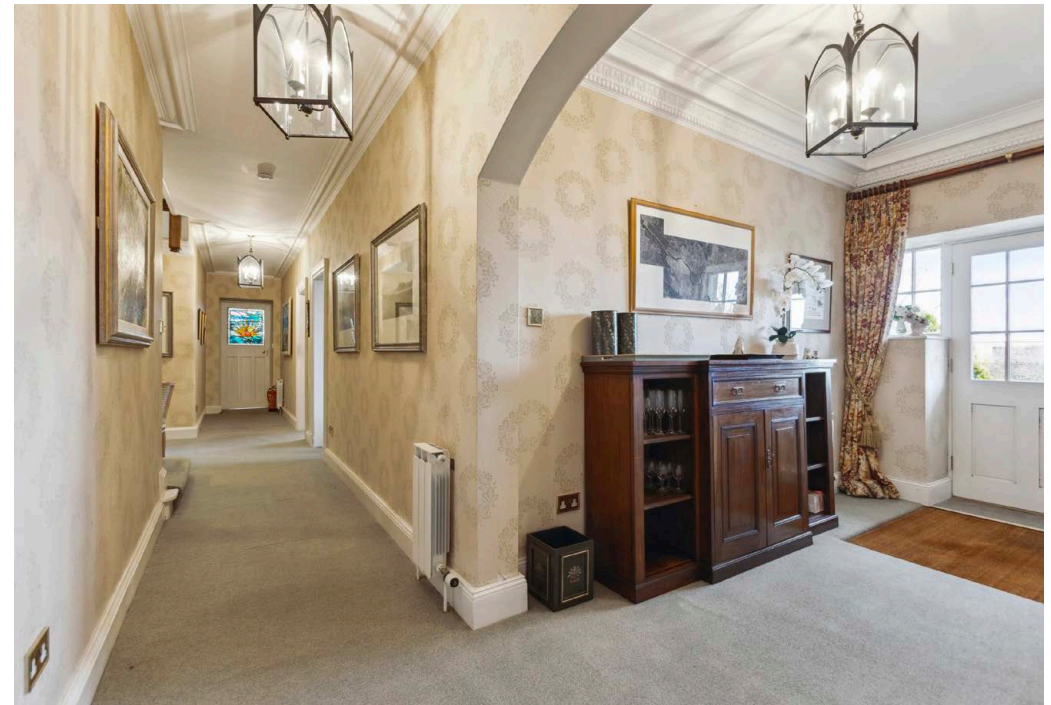
About 0.5 hectares (1.23 acres) in all.

Offers Over £620,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Sunrise is a late Arts and Crafts house set on the fringes of Brora, a coastal village in the Highlands of Scotland. The property lies in established grounds and has beautiful south-facing views over Brora golf course to the beach, the Moray Firth and the north east coastline.

Brora is in an area of the Highlands popular for its beautiful beaches, links golf courses, stunning landscape and dry climate. This unspoilt region offers many pursuits for the outdoor enthusiast including walking and hill climbing as well as world class golfing, fishing and stalking. Brora has a supermarket, general shops, restaurants, hotel and links golf course, while nearby Golspie has schooling up to secondary level and a railway station. Dornoch, with its championship golf course, and Tain are both within easy reach and offer further shops and amenities. Inverness, about a one hour drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

Sunrise dates from the Edwardian era and is a strikingly handsome house surrounded by established, walled grounds which create a beautiful setting for the property. The house, which has been owned by the same family since the mid 1990's, has been fully renovated to an exceptional standard. The finishes are of the highest quality and complement the traditional features of the Arts and Crafts interior with its carved mantelpieces, brass door fittings, oak woodwork and exquisite craftsmanship. Further improvements have recently been carried out including partial re-roofing and replacing the glazing in front-facing windows.

The ground floor accommodation is well laid out with the reception rooms at the front of the house to take advantage of the views and coastal light, with the well-appointed kitchen and work rooms to the rear. The principal first floor bedrooms again lie to the front and have stunning sea views, while an integral flat in the north wing provides staff or supplementary accommodation.



ACCOMMODATION

Ground Floor – Entrance Vestibule. Entrance Hall. Drawing Room. Dining Room. Winter Sitting Room. Dining Kitchen. Walk-in Larder. Cloakroom. Wine Cellar. Rod Room. Laundry Room. Boiler Room. Drying Room. WC.

First Floor – Master Bedroom with en suite Bathroom. Bedroom with en suite Bathroom. Two further Bedrooms. Bathroom.

First Floor Rear Wing – Sitting Room/Bedroom. Bedroom. Bathroom. WC.

GARDEN GROUNDS

The property is approached from the public road, a gateway opening to a driveway leading to a parking area at the side of the house.

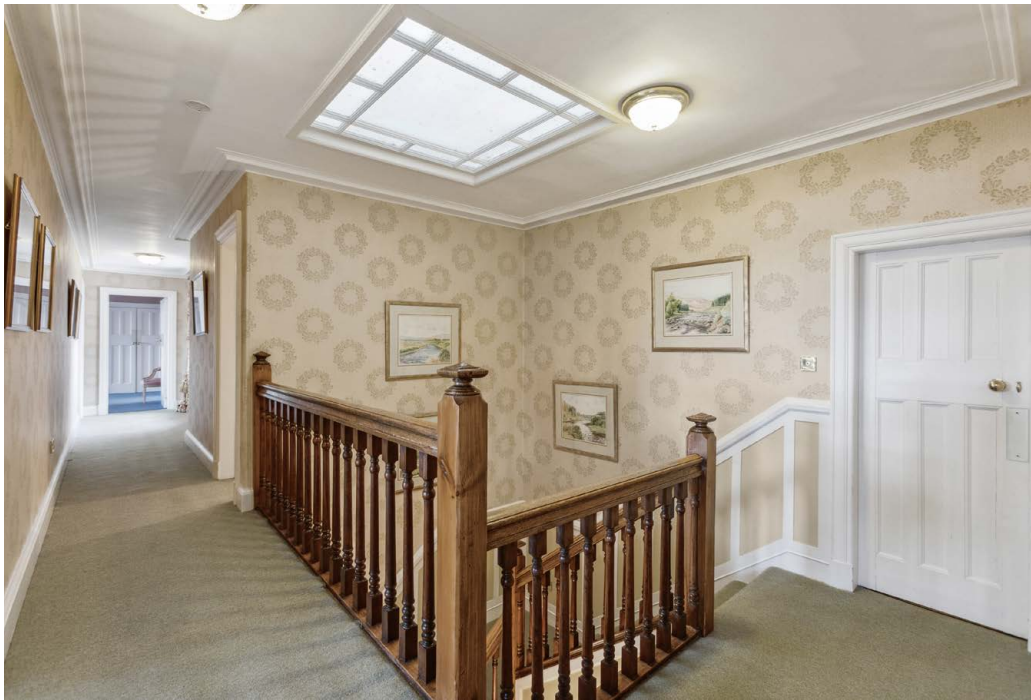
The grounds extend to approximately 1.23 acres and are enclosed by stone walls and mature hedging providing privacy and shelter. The gardens are immaculately kept and comprise a main lawn fringed and interspersed with mature trees, shrubs and mixed beds. There are stone terraces adjacent to the house and sheltered sitting areas throughout the grounds. To the rear of the house is an enclosed lawned area.

STAFF FLAT

The staff flat is on the first floor of the garage building which lies to one side of the main house. The flat, which is reached via an internal staircase, is south-facing and has bright and modern accommodation comprising:

Entrance Hall. Open plan Dining Kitchen and Sitting Room. Bedroom. Bathroom.

The flat is currently used as staff accommodation, but has the potential for use as a residential or holiday let, subject to the necessary licences.



OUTBUILDINGS

The ground floor of the garage building comprises a single garage with workshop area, wine store and garden store, all with power and light.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Drainage | Heating | Council Tax | Broadband | Mobile Coverage | EPC | Tenure |
|-------|----------|-----------|----------------------------------|-----------|-----------------|-----|----------|
| Mains | Mains | Oil fired | Main House - G Staff Flat - B | Wireless* | Available* | F | Freehold |

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Exact grid location - What3Words - \\\ <https://w3w.co/iron.strongly.conveying>

MOVEABLES

All fitted carpets and light fittings are included in the sale. Further items may be available by separate negotiation.

NOTES

The selling agents are also marketing The Lower Brora Fishings <https://www.galbraithgroup.com/property/elg230110-lower-brora-fishings-brora-sutherland-kw9-6nf/>

This comprises a stretch of prime salmon fishing along with approximately 286 acres of land. Sunrise has previously accommodated Lower Brora fishing parties. Further information on this is available from Galbraith Inverness.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

KW9 6QS

SOLICITORS

Lindsays
19A Canning Street
Edinburgh
EH3 8HE

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.



IMPORTANT NOTES

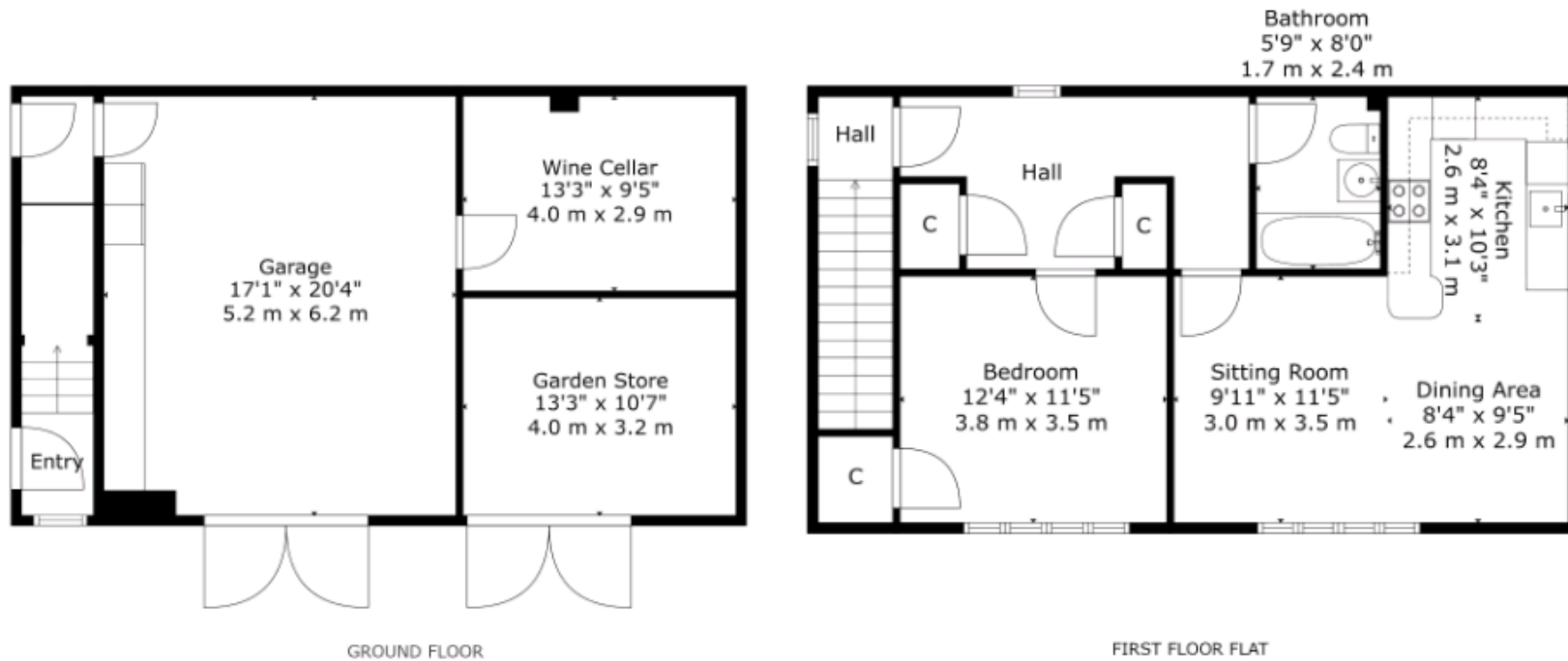
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in March 2024.



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THE STAFF FLAT AND GARAGE, SUNRISE, BRORA, SUTHERLAND KW9 6QS







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