



## Farm Cottages, Dornoch, IV25 3RW

**Offers Over £265,000**

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PROPERTY PROFESSIONALS





- Expansive Kitchen Dining Family Room
- Spacious Living Room With Wood-Burning Fire
- Modern Fully Tiled Family Bathroom
- Detached Timber Garage With Inspection Pit
- Generous Garden Space
- Modern Built-In Appliances & Large Island
- Two Upstairs Bedrooms With Storage
- Oil Heating With Quality Boiler System
- Long Gravel Drive With Parking
- Peaceful Rural Location Near Dornoch

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**We can even pay for your Home Report!**

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to [askhamish@hamish-homes.co.uk](mailto:askhamish@hamish-homes.co.uk)



Set in a peaceful rural pocket just outside of Dornoch, 1 Davochfin Farm Cottage is a charming home with much more space than first impressions suggest. With two striking extensions, generous garden grounds and a substantial detached garage with inspection pit, this is a flexible property suited to a variety of needs from families and couples to those seeking extra workshop or storage space.

The cottage opens into a central hallway, with rooms branching off in multiple directions. At the heart of the home is the show stopping kitchen and dining space. This is a vast, light-filled room ideal for entertaining or everyday family life. Crisp cream walls and wooden flooring create a warm, open feel, with windows all around the room pulling in natural light. The kitchen is fitted with modern cabinets featuring long chrome handles and topped with glossy dark worktops for a sleek finish. A slate effect tiled splashback adds contrast. The fitted units include a built-in oven and microwave set into a tall bank, while an electric hob with extractor is mounted opposite. The central island offers further storage and space for seating. On one side of the room is a stainless steel sink below a wide window, with plumbing beneath for a washing machine. Vertical radiators provide clean modern heating, and there's more than enough space for a large dining table and chairs.

A door from the kitchen leads into a separate WC, a practical touch for busy households. It's decorated in white, with a white suite, shelving for storage and a tall white ladder radiator. A frosted window brings in natural light. The boiler is also located in here.

The sitting room is another impressive space, finished with light walls and soft cream carpet. One wall is finished in decorative wood panelling, giving warmth and texture, while a striking stone surround houses the wood burning fire, with a black tiled hearth and wooden mantle around. Large windows along the rear wall flood the room with daylight while sliding patio doors open into the garden.

Also on the ground floor is a stylish family bathroom, fully tiled and finished in grey and white tones. Large grey tiles cover the lower half of the walls, with lighter tiles above. A rainfall shower is mounted above the large white bath with a wraparound shower curtain rail. A wooden vanity unit below the sink provides practical storage, with a matching shelving section and mirror above. A chrome ladder radiator and tiled floor complete the room.

Upstairs, the attic floor opens onto a bright landing with built-in storage cupboards and a rooflight window set into the sloping ceiling. It's a practical space for storing linen or essentials and adds to the usable square footage of the home.

The first of the two bedrooms is a spacious double, finished in soft cream tones with light patterned wallpaper adding gentle detail. A dormer window brings in natural light with a radiator mounted on the internal wall to keep the space cosy. Cream carpet underfoot finishes the room in a calm, neutral way.

The second bedroom is slightly smaller but still comfortably fits a double bed. Finished with light wallpaper and soft grey carpet, the room features a dormer window, sloping ceilings and two radiators, one near the door and another beneath the window, ensuring year round warmth.

Externally, the property continues to impress. A large detached timber garage sits to the rear, a fantastic space for vehicle storage, hobbies or even a home business. With pitched roof, timber cladding, metal up-and-over door and an inspection pit built into the floor, it offers serious potential.

The grounds stretch around the front, side and rear, mostly laid to grass with mature shrubs, trees and a long gravel driveway. There's parking space for multiple vehicles and a peaceful outlook over surrounding countryside.

1 Davochfin Farm Cottage is a warm, inviting and spacious home, set in a scenic spot just a few minutes' drive from Dornoch. To appreciate everything this fantastic property has to offer, contact Hamish Homes today to arrange your private viewing.

## About Dornoch

Dornoch is a charming town renowned for its stunning coastal scenery, rich heritage and vibrant community spirit. Nestled on the shores of the Dornoch Firth, the town offers a delightful mix of traditional charm and modern amenities, making it an ideal location for property buyers seeking a balanced Highland lifestyle. Iconic landmarks such as the historic Dornoch Cathedral and the world-famous Royal Dornoch Golf Club add a touch of sophistication to everyday living.

Residents enjoy a range of local conveniences, including boutique shops, welcoming cafes, traditional pubs and excellent restaurants, along with essential healthcare facilities. Families benefit from the town's well-regarded schools; Dornoch Primary and Dornoch Academy.

With excellent transport links ensuring smooth commutes to Inverness to the south and Thurso to the north, Dornoch combines serene natural beauty with practical connectivity. Its captivating blend of historical allure, outdoor pursuits and comprehensive local facilities makes Dornoch an appealing destination for those looking to invest in a home in the heart of the Highlands.







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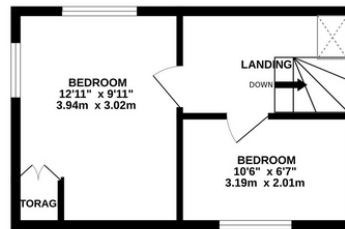
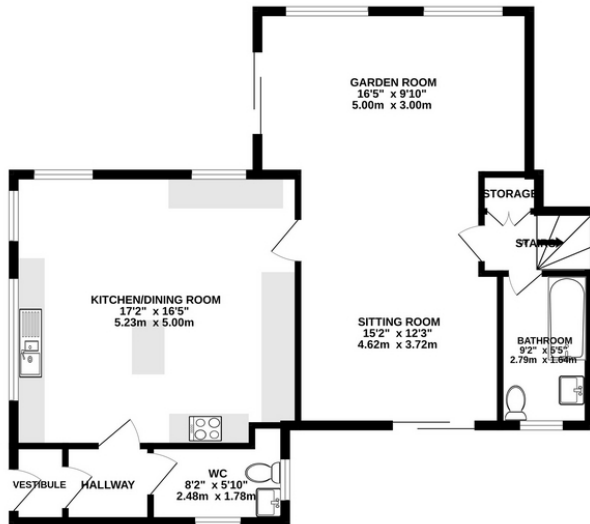
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		62
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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