



5 DIABAIG

TORRIDON, WESTER ROSS

Galbraith



5 DIABAIG, TORRIDON, WESTER ROSS

An owner occupied croft with a portfolio of high quality, decrofted properties in a spectacular coastal setting.

Torridon 8 miles ■ Inverness 68 miles.

FOR SALE AS A WHOLE OR IN THREE LOTS

LOT 1 - DECROFTED MAIN HOUSE

- Two Reception Rooms. Three Bedrooms.
- Beautifully appointed and presented accommodation.
- Stunning views to Loch Diabaig and the Applecross peninsula.

Offers over £485,000

LOT 2 - DECROFTED LILY LODGE AND MANGO PONY BOTHY

- Lily Lodge - Five Bedrooms.
- Mango Pony Bothy - One Bedroom.
- Currently succesful holiday lets.
- Beautfiul, elevated, coastal views.

Offers over £545,000

LOT 3 - THE CROFT

- A registered croft with rough grazing, woodland and burn.
- The croft will only be sold in conjunction with Lots 1 or 2, or as part of the Whole, not as a single entity.

Offers over £20,000

About 2.5 hectares (6.3 acres) in all.

The Whole - Offers over £1,050,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

No 5 Diabaig is in the charming coastal hamlet of Diabaig in Wester Ross. The property is in a beautiful, elevated setting with spectacular views over Diabaig Bay to Loch Diabaig and the Applecross peninsula. Comprising an owner occupied croft with decrofted main house, and a separate decrofted cottage and bothy, both of which are currently successful holiday lets, the property is set back from a peaceful single-track road and is just a short walk from the idyllic shoreline with its stone pier, excellent restaurant and breathtaking views over the loch. Boats can be launched here and there are extensive walks along the lochside.

The west coast of Scotland is famous for its mild climate, beautiful coastline and exquisite island views. The unspoilt countryside and traditional communities make this area popular with those seeking a change of lifestyle or a second home. The surrounding countryside offers some superb scenery with the opportunity for many outdoor pursuits including mountain climbing, hill walking, mountain biking, fishing and sailing.

Nearby Torridon village has a general store, two cafes, doctor's surgery, community centre and well-known country house hotel and inn. There are a wider range of services and amenities in Dingwall and Gairloch, while primary schooling is available in Shieldaig or Kinlochewe and secondary schooling in Gairloch. Inverness has all the facilities of a modern city including its mainline railway station and airport with regular flights to the south and Europe.



THE MAIN HOUSE

DESCRIPTION

The main house at 5 Diabaig was built in 2004 by the current owners. The property has been completed to a high standard and sited and designed to take advantage of the breathtaking views over Loch Diabaig. With its slate roof and sympathetic proportions, the house sits comfortably in the landscape, while the full length windows fill the house with light and take advantage of the views. The interior is beautifully appointed and the understated finishes and colour scheme allow the accommodation to flow and the landscape to take centre stage.

ACCOMMODATION

Ground Floor – Entrance Hall. Sitting Room. Garden Room. Dining Kitchen. Office. Utility Room. WC.

First Floor – Master Bedroom. Two further Double Bedrooms. Bathroom with separate shower, bath and large sauna.

Please note, the house is now unfurnished.

GARDEN GROUNDS

The property is approached from the public road, a driveway over which the owners have a right of access leading to a gate opening to a gravel parking area in front of the house.

The grounds are easily managed and there is a flagstone patio at the front of the house which extends to a decked balcony. The boundary is fringed by mixed woodland.

OUTBUILDINGS

STORE ROOM

4 m x 3.8 m

A basement room accessed externally. Fully lined and with concrete floor, power, light and sink unit.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil fired	G	Available*	Available*	D	Freehold

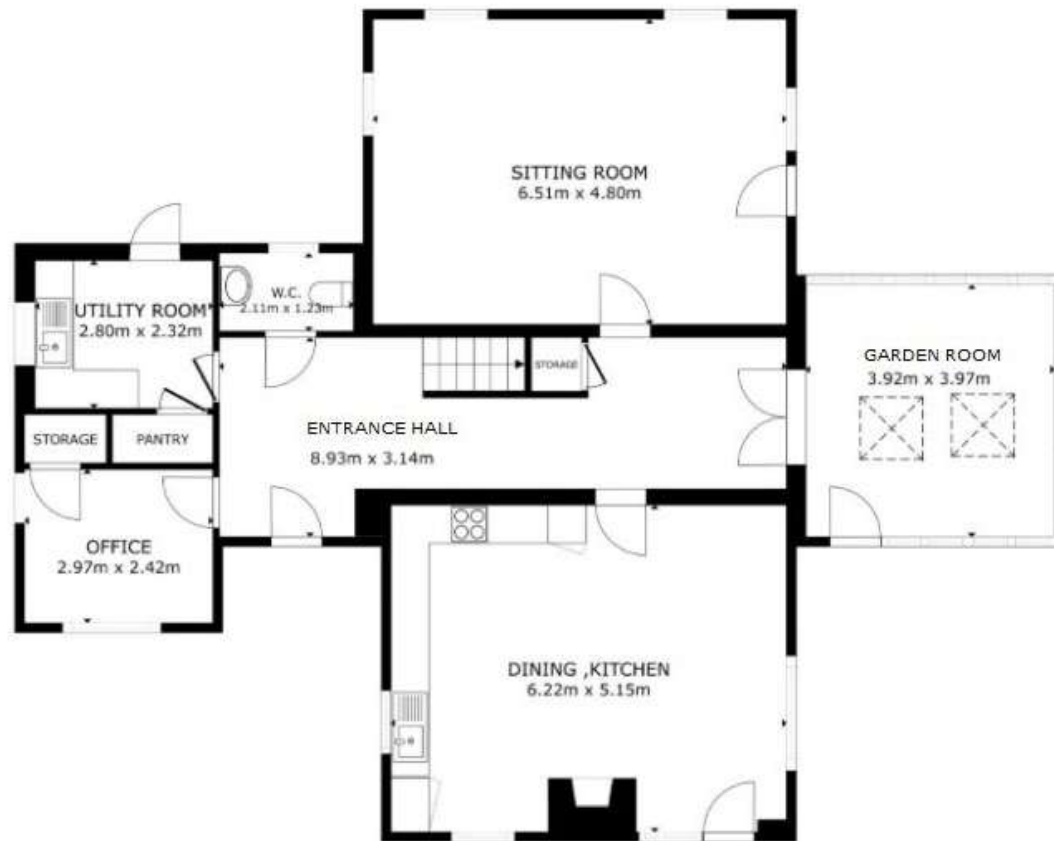
*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

MOVEABLES

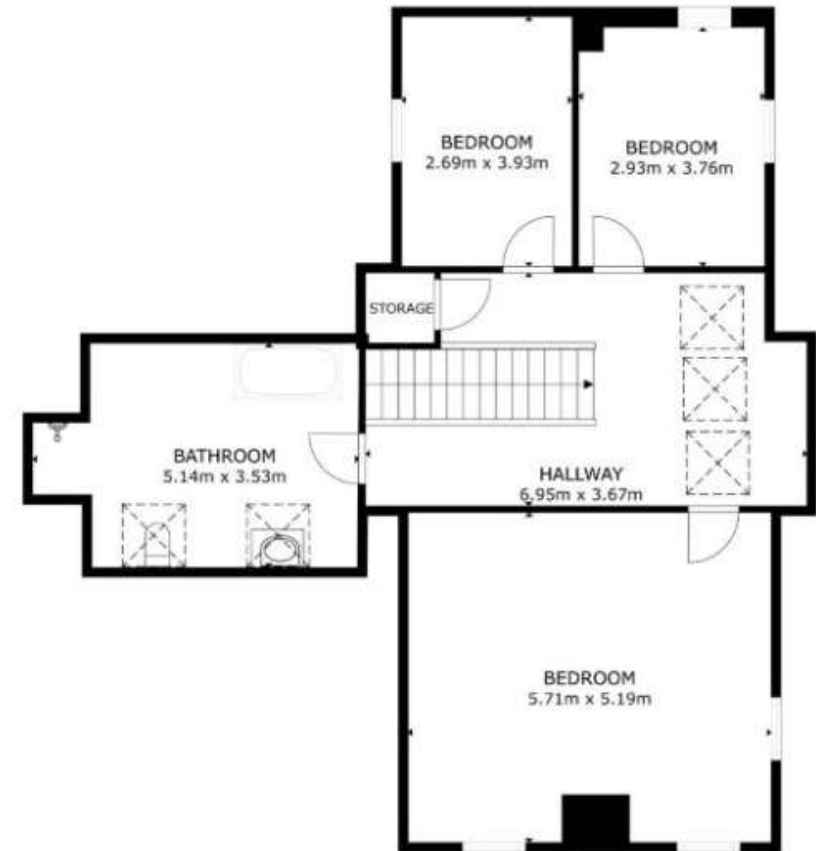
All fitted carpets, curtains and light fittings are included in the sale. Further items may be available by separate negotiation.



5, DIABAIG, TORRIDON IV22 2HE



Ground Floor



First Floor

GROSS INTERNAL AREA
FLOOR 1 126.3 m² FLOOR 2 93.7 m²
TOTAL : 220.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lily Lodge



Lily Lodge



Lily Lodge



Lily Lodge



Lily Lodge



Lily Lodge



LILY LODGE AND MANGO PONY BOTHY

DESCRIPTION

The existing bothy and land were bought by the owners in 2010 and Lily Lodge was built and the bothy converted in 2018. Since then both have been highly successful, year round holiday lets, achieving high occupancy levels and with many repeat bookings. <https://www.cottages.com/cottages/five-diabaig-lily-lodge-uk31958>

Lily Lodge has been completed to the same high standard as the main house with beautifully presented and well-appointed accommodation, ideal for use as a family home as well as a holiday let.

ACCOMMODATION

Ground Floor – Entrance Porch. Entrance Hall. Open plan Sitting Room and Dining Kitchen. Utility Room. Two Bedrooms. Shower Room.

First Floor – Two en suite Bedrooms. Bedroom Five.

Mango Pony Bothy, which can be let with Lily Lodge or independently, has been sensitively renovated and converted to retain the character and integrity of the original building with its slate roof and stone and timber clad exterior. The comfortable accommodation comprises an open plan sitting room, kitchen and bedroom with separate shower room. <https://www.cottages.com/cottages/five-diabaig-mango-ponys-bothy-uk>





Lily Lodge



Lily Lodge



Lily Lodge



Lily Lodge

GARDEN GROUNDS

The property is approached from the public road, a driveway over which the owners have a right of access leading to an opening to a gravel parking area in front of the house. There is a flagstone patio encircling Lily Lodge, while grass and shrubs fringe the boundary. Steps at the side of the house lead up to Mango Pony Bothy which has its own parking area at the side of the bothy and gravel sitting area in front, while to the rear is an area of rough grass.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Lily Lodge - oil fired Mango Pony Bothy - electric	Lily Lodge - F	Available*	Available*	Lily Lodge - C Mango Pony Bothy - D	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>

THE CROFT

The owner occupied, registered croft extends to approximately 5.11 acres. There is a block of mature, broadleaf woodland on the south-western boundary, while the remaining land is rough grazing divided into a number of fields.

Further information on crofting is available from the Crofters' Commission <https://www.crofterscommission.org.uk/>

DIRECTIONS

Exact grid location - What3Words - [///bonkers.image.sparrows](https://www.what3words.com/#!/en/0q3p-0p3p-0p3p)

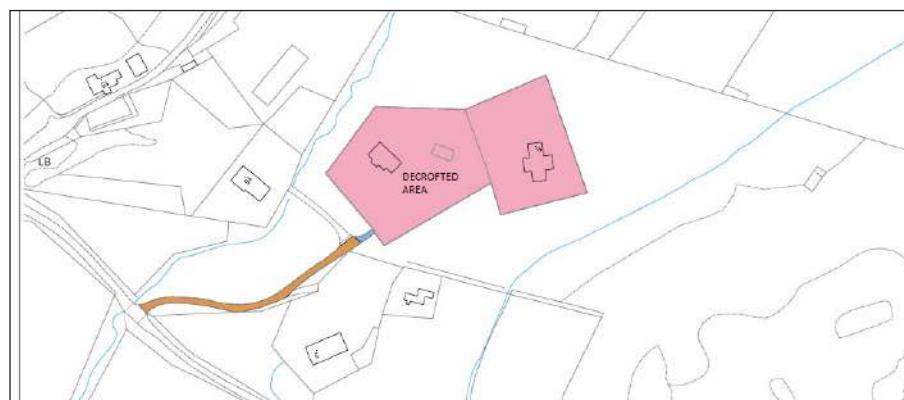
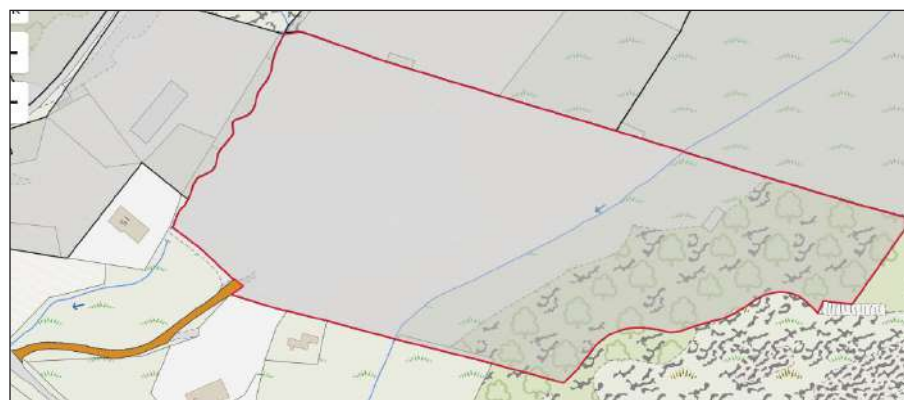
MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale of both Lily Lodge and Mango Pony Bothy. Further items may be available to purchase by separate negotiation together with the goodwill and forward bookings for the holiday letting business.

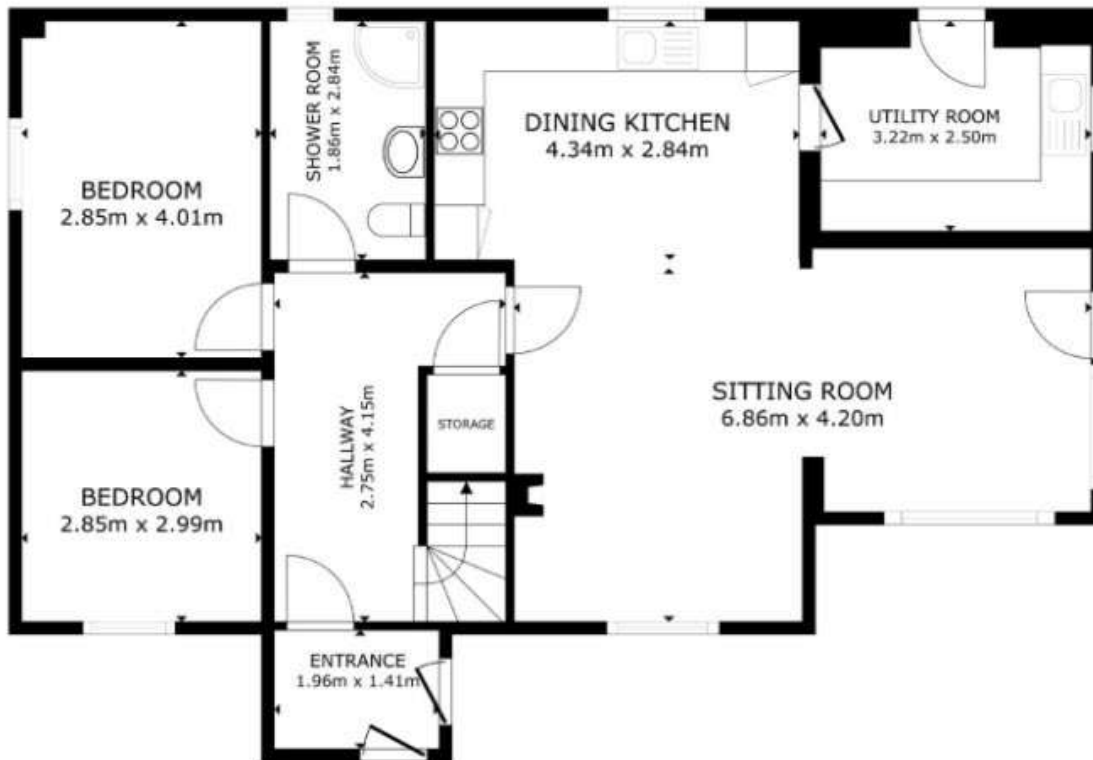
VIEWING

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.

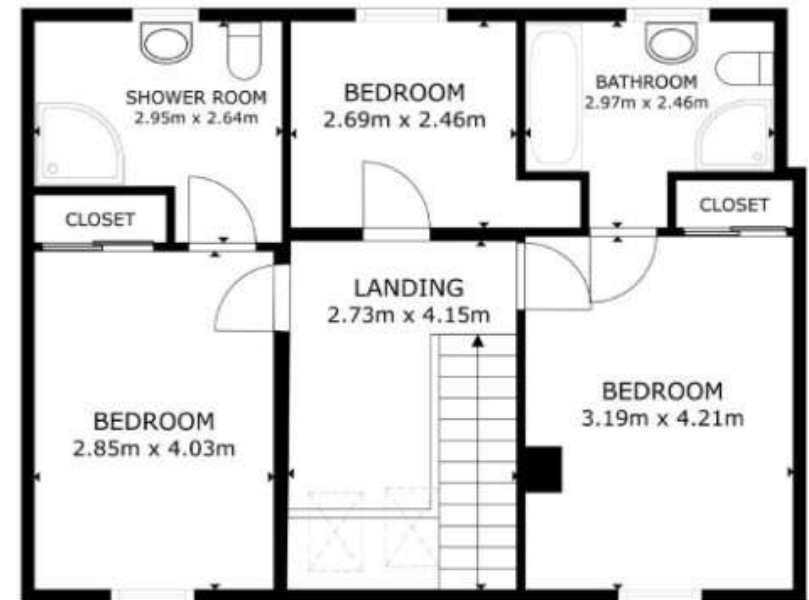
Viewings for Lily Lodge and Mango Pony Bothy are restricted to Fridays between midday and 3.30 pm. Viewings for 5 Diabaig can take place on Thursdays, Fridays and Saturdays.



LILY LODGE, LOWER DIABAIG, TORRIDON IV22 2HE



Ground Floor



First Floor

GROSS INTERNAL AREA
FLOOR 1 89.4 m² FLOOR 2 60.6 m²
TOTAL : 150.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Mango Pony's Bothy



Mango Pony's Bothy



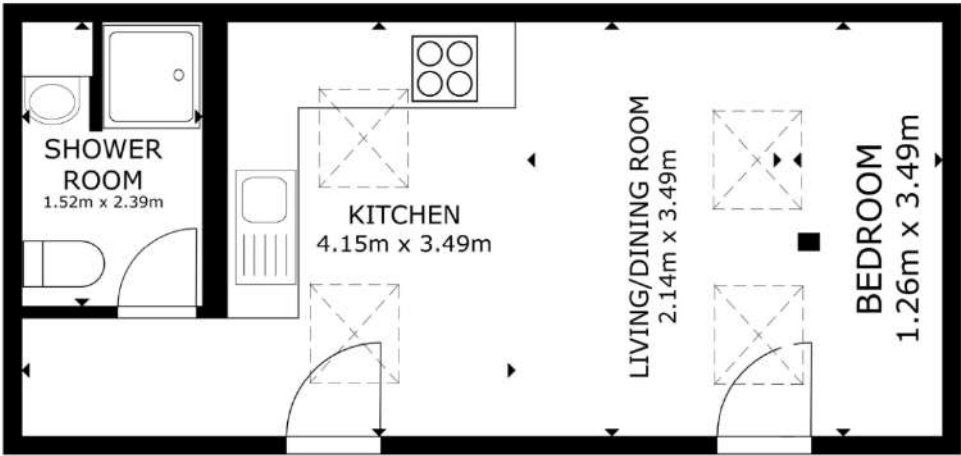
Mango Pony's Bothy



Mango Pony's Bothy



MANGO PONY'S BOTHY, LOWER DIABAIG IV22 2HE



GROSS INTERNAL AREA
FLOOR PLAN 27.0 m²
TOTAL: 27.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

POST CODE

IV22 2HE

SOLICITORS

Hodge Solicitors
Union Bank Buildings
Calton Street
Coupar Angus
PH13 9AJ

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 May 2024.



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