

Galbraith



194 CLASHMORE
LOCHINVER, SUTHERLAND



194 CLASHMORE, LOCHINVER, SUTHERLAND

A sensitively extended, decrofted cottage with stunning coastal views.

Lochinver 10 miles. ■ Ullapool 44 miles.

- One Reception Room. Four Bedrooms.
- Comfortable family accommodation.
- Easily managed, decrofted grounds with decked sitting area.
- Modernised garden studio, laundry and workshop.
- Far-reaching views across open land to The Minch.

About 0.16 hectares (0.4 acres) in all.

Offers over £350,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

No 194 Clashmore is in the scattered crofting township of Clashmore on the Stoer peninsula. The property is in a beautiful setting, one of a small cluster of traditional houses and with spectacular views across open croftland dotted with lochans to The Minch.

The surrounding area is one of the last great, unspoilt wildernesses in Europe where the dramatic outlines of Suilven, Canisp and Quinag provide a backdrop for a beautiful landscape of moorland and coastline. The village of Lochinver is a thriving and busy port with fishing vessels from many parts of the world landing their catches at the fish market. The village has two small supermarkets, Post Office, petrol station, Health Centre, Community/Leisure Centre and a primary school as well as a number of other shops and facilities. Ullapool, about a 50 minute drive away, has a wider range of amenities including a secondary school.

DESCRIPTION

The current owners purchased the derelict, decrofted cottage in 1999 and have renovated and extended the existing building to create a delightful property with a spacious and well-appointed interior that takes advantage of the stunning views.

The open plan dining kitchen and spacious sitting room with a door to the decked sitting area are filled with coastal light and provide excellent family living spaces. A main staircase at the front of the house leads to a master bedroom suite, while there are two further bedrooms accessed via the rear staircase in the kitchen.

ACCOMMODATION

Ground Floor – Entrance Hall. Open plan Dining Kitchen. Sitting Room. Inner Hall. Single Bedroom. Shower Room.

Main First Floor – Master Bedroom with walk-in Wardrobe. Bathroom.

Rear First Floor – Two Bedrooms.

GARDEN GROUNDS

The property is approached from the single track public road, a driveway leading to a parking area in front of the house.

The grounds at 194 Clashmore are decrofted and extend to approximately 0.4 acres. The gardens are enclosed by post and wire fencing and are laid mainly to grass with a generous decked sitting area in front of the house.



OUTBUILDINGS

GARDEN BOTHY

6.14m x 3.38m

A renovated former stone barn, fully lined interior and with electricity and plumbing. With potential for use as supplementary or letting accommodation, subject to the necessary consents.

LAUNDRY SHED

3.45 m x 2.78 m

With fitted cupboards, plumbing, tiled floor, power and light.

WORKSHOP

3.79 m x 2.27 m

With power and light.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil fired and wood burning stove. Two solar panels contribute to heating the water.	B	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>

DIRECTIONS

Exact grid location – What3Words - \\\ \\\ \\\ plankton.valve.fallen

MOVEABLES

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

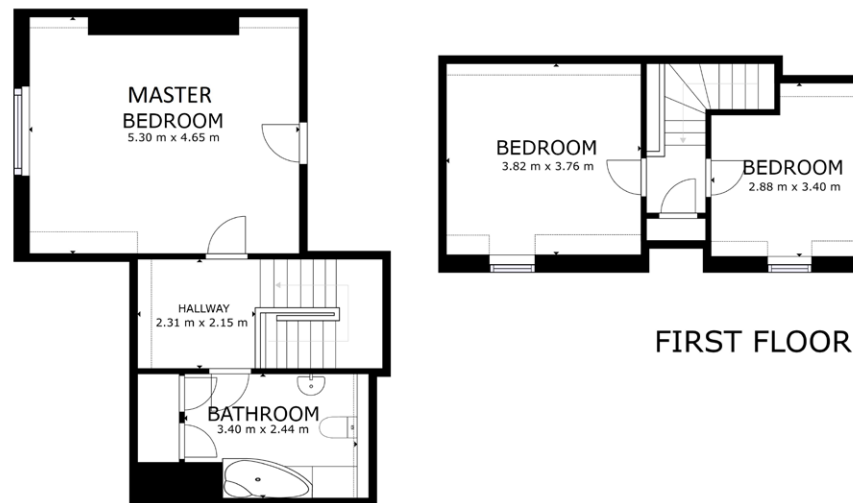
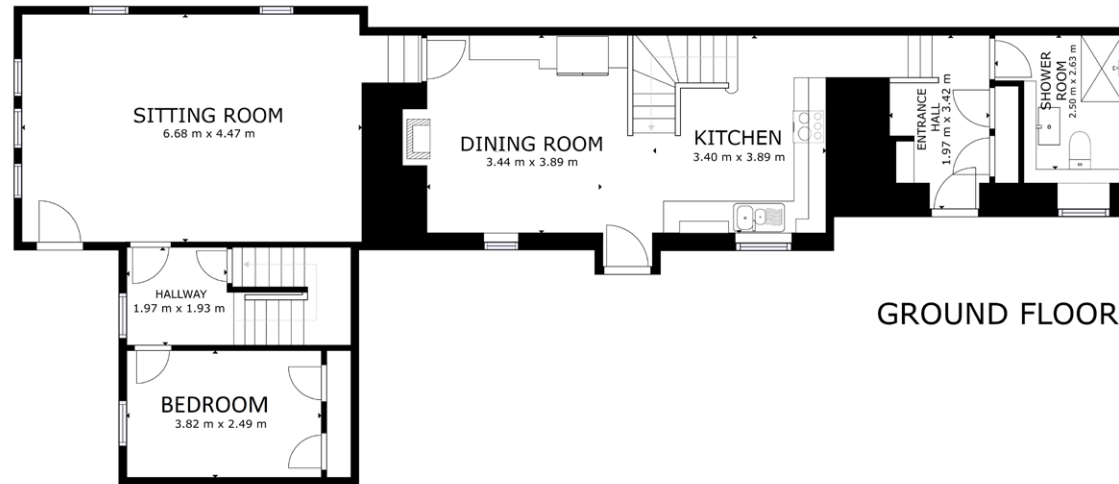
VIEWING

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.





194 Clashmore, Stoer, Lochinver, Sutherland IV27 4JQ



GROSS INTERNAL AREA
FLOOR 1: 107.57 m², FLOOR 2: 69.41 m²
REDUCE HEADROOM: 6.59 m²
TOTAL: 176.98 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

POST CODE

IV27 4JQ

SOLICITORS

MacLeod and MacCallum
28 Queensgate
Inverness
IV1 1YN

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 October 2025.





Galbraith