



KERRACHAR

KYLESKU, SUTHERLAND



KERRACHAR, KYLESKU, SUTHERLAND

An owner-occupied croft with decrofted cottage in an outstanding coastal setting.

Kylesku by boat 20 mins ■ Ullapool 36 miles

Pedestrian access to public road 1.2 miles

About 2.84 hectares (7.01 acres) in all.

Offers over £400,000

- One Reception Room. Three Bedrooms.
- Sensitively renovated cottage.
- Versatile garden studio, polytunnel and workshop.
- Former jetty in need of renovation.
- Semi-formal gardens with established plantings.
- Separate decrofted area with development potential.
- Grounds extending to the shores of Kerrachar Bay which is part of Loch a Chairn Bhain.
- Moorings in the loch available through the Crown Estates.

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Kerrachar is an owner-occupied croft comprising a 2.54 hectare croft along with a decrofted house, studio and garden ground and a separate portion of decrofted ground extending in all to 0.3 hectares. Surrounded on three sides by a highland estate, the property is in a spectacular unspoilt setting with grounds that extend to the shores of Kerrachar Bay which is part of Loch a Chairn Bhain. The only access is by boat from Kylesku or by foot across heather moorland.

The north-western Highlands is one of the most dramatic and unspoilt regions of Scotland and forms part of Scotland's first European Geopark, an area recognised globally for its outstanding geological features, cultural heritage and forward-thinking communities. The area has some of the finest beaches in the British Isles and is a popular base for sea kayaking, diving, sailing, sea fishing and surfing. This beautiful coastline sits against a backdrop of spectacular mountain scenery, home to a wide variety of native wildlife and providing excellent hill walking and climbing.

Scourie, about ten miles from Kylesku, has a village shop and grocery store, while the nearest main centre is Lochinver, a fishing port with a thriving and active community and a good range of services including a small supermarket, Post Office, hotels and a primary school. Further amenities are available in Ullapool, including its highly regarded secondary school, while Inverness, about 2 hours' drive away, has all the facilities of a modern city with its airport with regular flights to the south and Europe.

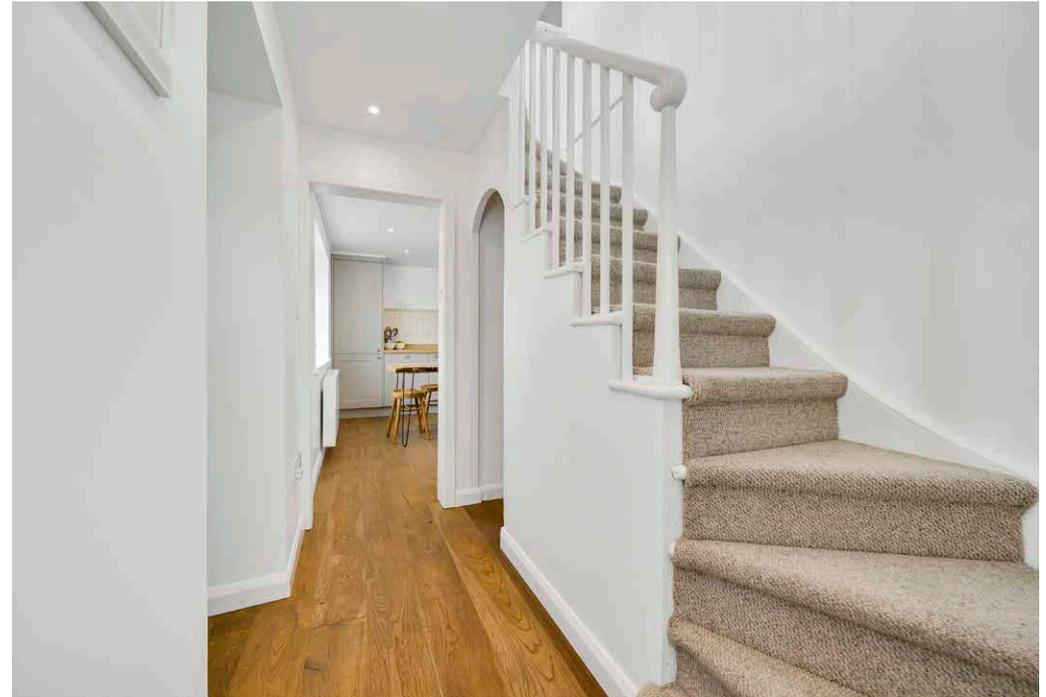
DESCRIPTION

The current owners purchased Kerrachar in 2011 and have fully renovated the house. With family connections to the property from the 1900s, it was important to the sellers to ensure sensitivity and integrity in their upgrading and the house not only retains original or reinstated features, but much of its traditional character and charm. In carrying out the work, the owners have incorporated modern comforts such as high levels of insulation, good quality materials, double glazing and excellent digital connectivity to create a living space from which to enjoy the very best that the outstanding setting has to offer. The interior is understated and uses materials and colours which reflect and complement the surrounding landscape.

ACCOMMODATION

Ground Floor - Entrance Hall. Dining Kitchen. Sitting Room. Bathroom.

First Floor - Three Bedrooms.



GARDEN AND GROUNDS

The grounds at Kerrachar extend to approximately 2.84 hectares and comprise a 2.54 hectare croft and 0.3 hectares of decrofted land, a portion of which is garden ground around the house, while a second portion lies a short distance from the house on the shoreline. This offers the potential for development subject to the necessary consents.

The garden around the house has a main lawn fringed by mature trees, shrubs and stone edged beds, giving colour and interest throughout the year.

The croft land lies either side of the house and follows the curve of the bay, its rear boundary rising into the hill behind. Much of the land was once part of the former Kerrachar Gardens, a unique collection of specimen trees and plants in formal and informal plantings, previously open to the public during the summer months. The current owners no longer open the gardens, but the productive kitchen garden is still worked and much of the structure remains, the gardens having now naturalised to create a stunning backdrop which in turn blends with the landscape. The fringes of the croft land have been left unplanted to regenerate naturally and include networks of paths and a small lochan.

OUTBUILDINGS

Garden Studio

7 m x 4 m

Adjacent to the house and within the decrofted area. Fully insulated and with power, light, water, fitted units and exterior decked sitting area. Currently used as an art studio and office but with potential for residential conversion, subject to the necessary consents.

General Store/Workshop

6.3 m x 4.2 m

With power, light, fitted workbenches and mezzanine level for storage.

Polytunnel

17 m x 4.5 m

With attached general store leading to the polytunnel with raised beds, irrigation system, power and light.

Within the grounds, towards the western boundary of the property is a former jetty, no longer used and now in need of full repair.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Private	Private	Electric panel heaters	B	Currently via EE 4G* (with back up satellite)	Available*	E	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 - \\\ \\\ \\\obstinate.imported.dazzling

MOVEABLES

All fitted carpets, white goods and Rangemaster induction range stove are included in the sale. Further items, including two small boats and a dinghy, may be available by separate negotiation.

VIEWING

Subject to appropriate weather conditions, viewers will be collected from the Loch Duart slipway (www.what3words.com/intruded.petal.abandons) by the owners for the 20 minute journey to Kerrachar. Lifejackets will be provided and must be worn when on the boat. Please ensure you bring suitable footwear (wellington boots and sturdy shoes) and weather-appropriate clothing for the boat trip and viewing. Care should be taken when getting on and alighting from the boat and when walking around the grounds of the croft.

POST CODE

IV27 4HP

SOLICITORS

Brodies
Clava House
Cradlehall Business Park
Inverness

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.





Studio

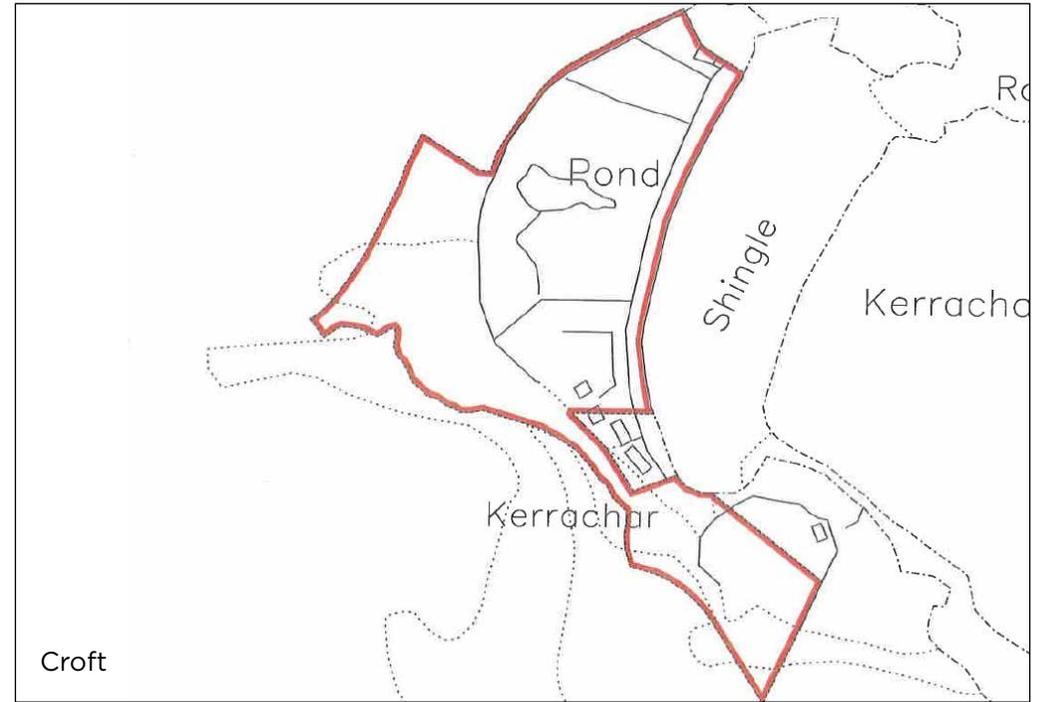


Studio



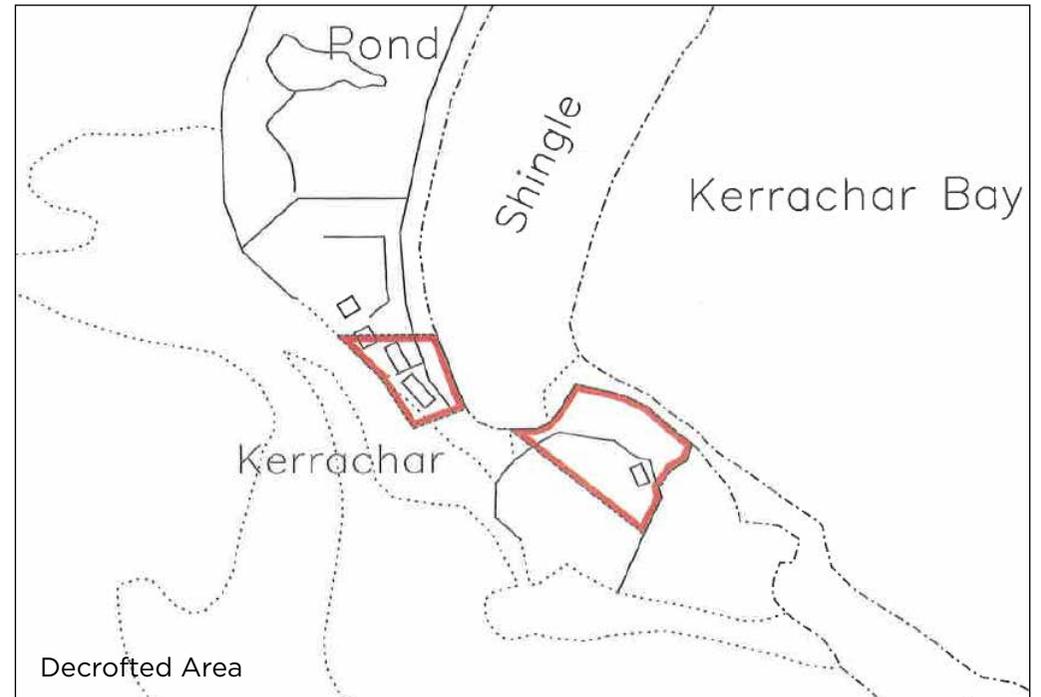
Studio





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





Galbraith


RESPONSIBLY PRINTED
PLEASE RECYCLE