



Galbraith

TILDA'S HOUSE
SHIELDAIG, STRATHCARRON



TILDA'S HOUSE, SHIELDAIG, STRATHCARRON

A charming cottage in a private setting on the shores of Loch Shieldaig

Shieldaig 3 miles ■ Inverness 72 miles.

- One Reception Room. Three Bedrooms.
- Sensitively modernised and retaining many original features.
- Stone bothy with conversion potential, subject to the necessary consents.
- On a sheltered, elevated site with spectacular views over the loch.
- Including the rocky foreshore with a small bay.
- Grounds with burn and naturally regenerating woodland.

About 4.3 hectares (10.6 acres) in all.

Offers over £440,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Tilda's House is in a spectacular setting in the scattered hamlet of Doireanar close to the village of Shieldaig in Wester Ross. The cottage is on an elevated site set against a backdrop of native woodland and with stunning views to Loch Shieldaig, Shieldaig Island and the Torridon Mountains. The grounds surround the cottage and extend to the rocky shores of the loch where moorings are available through the local Mooring Association and the Crown Estate.

Shieldaig is an extremely attractive west coast village, its main street strung out along the shore of Loch Shieldaig. The waters of the loch are deep and have always provided a safe harbour for many sea-going vessels. The village has a shop, hotel, coffee and gift shop, and primary school, while secondary schooling is available in Gairloch. Dingwall, about an hour's drive away, has a good range of shops and facilities including a major supermarket and railway station.

The west coast 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 and Tilda's House is an excellent base from which to enjoy this region. Shieldaig Island in the loch is a bird sanctuary owned by the National Trust for Scotland and is home to sea eagles as well as kestrels, black guillemots, herons and long eared owls.

DESCRIPTION

Tilda's House has been owned by the same family since 1991 and has been sensitively modernised over the years to create an extremely comfortable and welcoming home, retaining many traditional features and much of the character of the original dwelling. Work carried out includes re-roofing, full insulation, the addition of a sun porch, a new bathroom and the installation of a wood burning stove in the sitting room.

ACCOMMODATION

Ground Floor - Sun Porch. Entrance Hall. Sitting Room. Dining Kitchen. Utility Room with WC. First Floor - Two double Bedrooms. Single Bedroom. Bathroom.



GARDEN GROUNDS

Tilda's House is approached off the single track public road, a newly resurfaced driveway winding through native woodland and leading to a parking area at the rear of the cottage.

The wooded grounds at Tilda's House extend to approximately 10.6 acres and include the rocky shores of the bay in front of the cottage. Grassy paths lead through the woodland, down to the shoreline and to various viewpoints within the grounds. A burn runs through the property and primroses and bluebells carpet the floor of the woodland throughout the spring months.

Planning in Principle Ref no 16/01953/PIP was granted in June 2016 for a separate dwelling within the grounds. This has now lapsed.

OUTBUILDINGS

Within the grounds is a stone bothy. This has recently been upgraded with a new floor and fitted worktops and units to create a workshop. This has potential for conversion, subject to the necessary consents.

There is a timber shed on the driveway housing the borehole water filtration system and a log store adjacent to the house.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Borehole	Private	Electric	E	14.34 Mbps	F	Freehold

DIRECTIONS

From Kinlochewe take the A896 signposted to Torridon and Shieldaig. Follow this road for approximately 17 miles passing the Torridon House Hotel. Continue along this road passing Shieldaig village on the right hand side. Continue for approximately 3 miles, following the signs to Applecross, and the turning to Tilda's House is on the right hand side, just before the brow of the hill and by a yellow grit box.



MOVEABLES

With the exception of a few personal items, the house is sold as seen.

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

IV54 8XH

SOLICITORS

Stronachs
28 Albyn Place
Aberdeen
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2017 ANTI MONEY LAUNDERING REGULATIONS

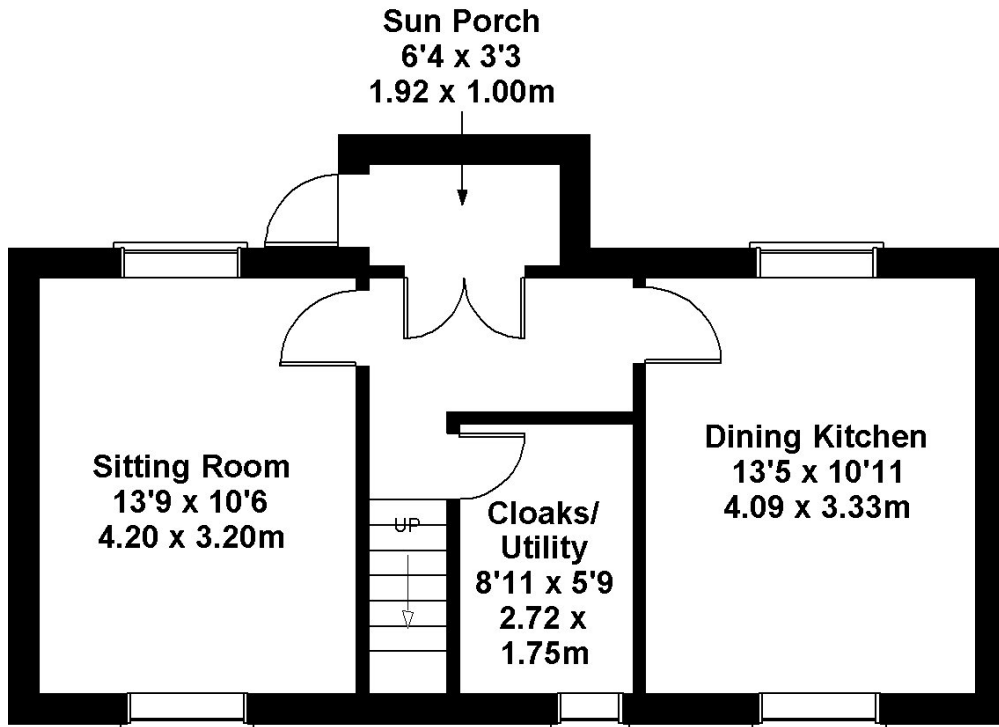
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

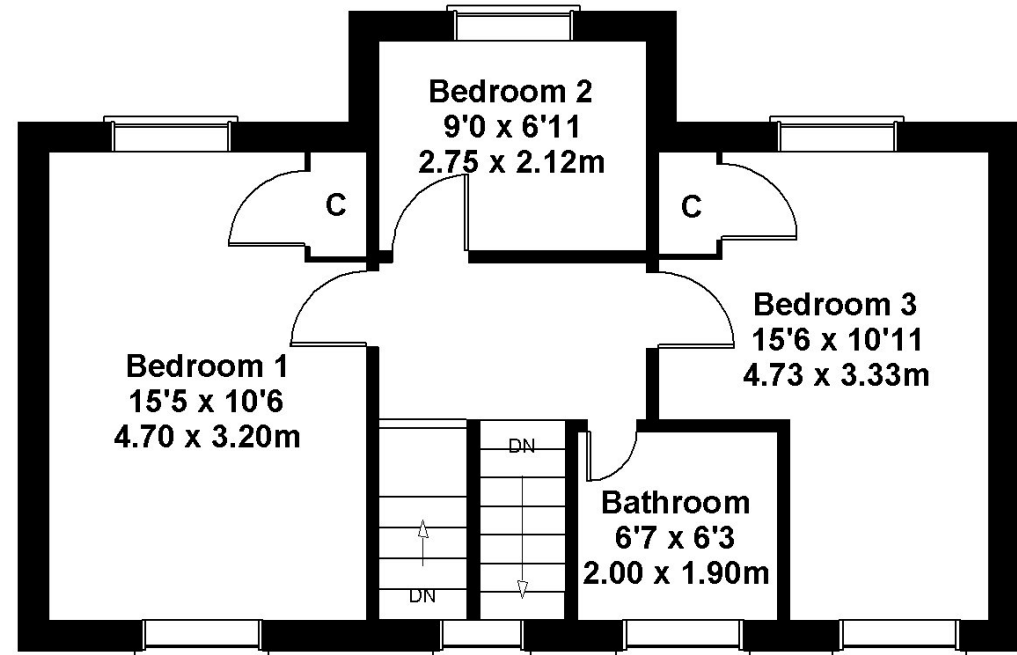
Failure to provide this information may result in an offer not being considered.



Tildas House



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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 sales 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, together with proof of funding and identification. 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. Photographs taken in September 2023.



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