

# Pollanaich

Nedd | Drumbeg | IV27 4NN

**Galbraith**





An impressive Highland country house with spectacular water, island and mountain views.



Drumbeg 1 mile | Lochinver 16 miles | Ullapool 38 miles

(All distances are approximate)

Three Reception Rooms. Four Bedrooms.

Retaining many traditional features including turret.

Charming, terraced, woodland garden.

Boat house with sedum roof.

Breathtaking views to Loch Nedd and the north-west Sutherland coastline.

**Offers over £575,000**

# Galbraith

Clark Thomson House | Fairways Business Park | Inverness | IV2 6AA  
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## Situation

Pollanaich is on the edge of the hamlet of Nedd close to Kylesku in Sutherland. The property is in a spectacular elevated setting with breathtaking water, island and mountain views. In this unspoilt corner of the north-west Highlands, the single track road between Lochinver and Kylesku winds its way along the coastline through traditional fishing hamlets and a landscape of white sandy beaches and sheltered bays set against a magnificent mountain backdrop.

The region forms part of Scotland's first European Geopark, an area recognised globally for its outstanding geological features, cultural heritage and forward-thinking communities. This stunning unspoilt landscape provides a habitat for many native species of wildlife, as well as a wide range of outdoor pursuits including kayaking, sailing, fishing, and surfing, and walking and challenging mountain climbs.

Nearby Drumbeg 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

Formerly a traditional croft house, Pollanaich has been in the same family since 1980. In around 1989 the property was extended and upgraded to create a striking coastal property, designed to sit comfortably in the landscape and incorporating many of the features of a traditional Highland lodge along with the benefits of modern building techniques. The accommodation is well laid out and the main rooms take advantage of the spectacular views, while quirky features and attention to detail have created a characterful interior. This includes the beautiful drawing room, the wood-lined winter sitting room, and tower room, accessed by a spiral staircase and with a bat box with viewing window.

## Accommodation

Ground Floor - Entrance Hall. Drawing Room. Dining Room. Winter Sitting Room. Dining Kitchen. Utility Room. Boot Room.

First Floor - Landing with Gallery. Master Bedroom with en suite Bathroom and Dressing Room. Three further Bedrooms, one with en suite WC. Family Bathroom. Turret Room.

## Garden Grounds

The property is approached from the single track public road, a driveway leading to a parking area at the side of the house for five cars.

The house is set into the hillside and the gardens have been terraced to maximise the use of space. Winding paths and stone steps are edged by mixed beds of coastal tolerant plants and lead to sheltered sitting areas and viewpoints. Within the grounds is a boatshed with sedum roof and log and garden store.

The terraces at the front of the house have recently been landscaped and rebuilt. Further information about this work is available on request.



## General Remarks and Information

|               |                        |                    |            |
|---------------|------------------------|--------------------|------------|
| <b>Tenure</b> | <b>Local Authority</b> | <b>Council Tax</b> | <b>EPC</b> |
| Freehold      | Highland Council       | Band G             | Band E     |

## Services

Mains electricity and water are connected | Private drainage to septic tank  
Oil fired central heating | Internet available\* | Mobile Signal Yes\*

\*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



## Solicitors

Lindsays, Glasgow

## Fixtures and Fittings

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

## Viewings

Strictly by appointment with the Selling Agents.

## Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present, working machinery or equipment on the property, as well as any uneven ground or private access route.

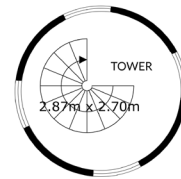
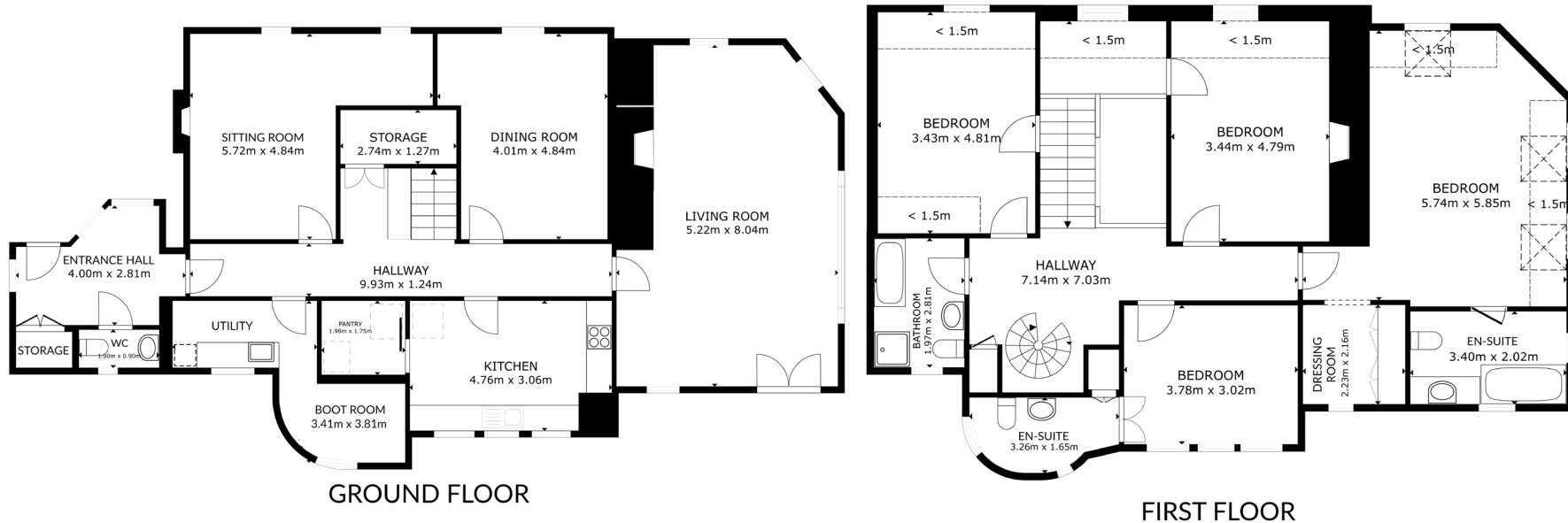
## Anti Money Laundering (AML) Regulations

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.





# Pollanaich, Nedd, Drumbeg IV27 4NN



THIRD FLOOR

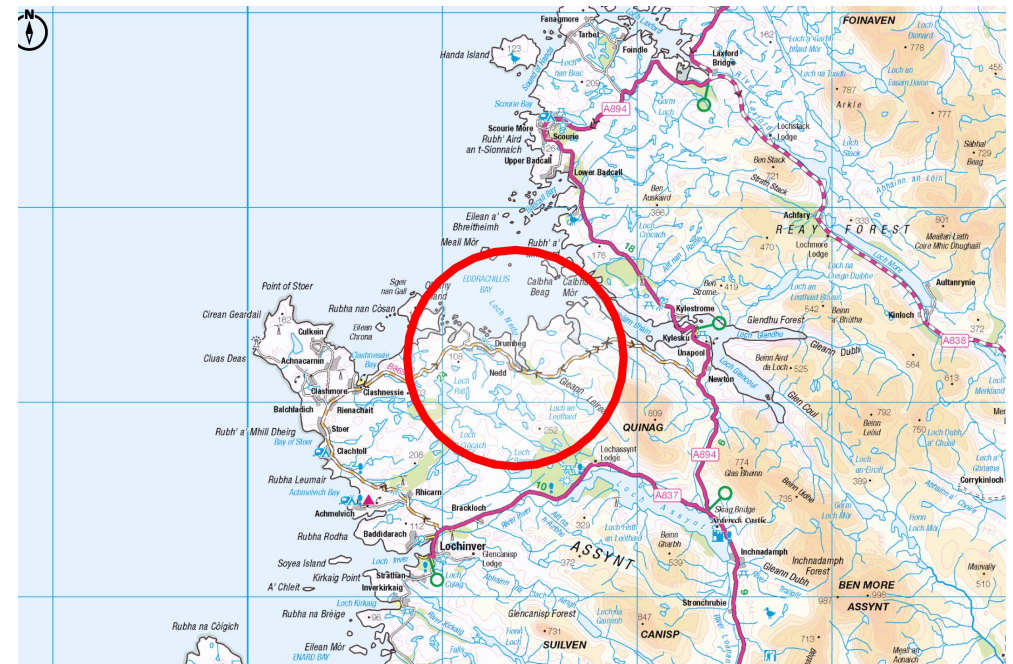
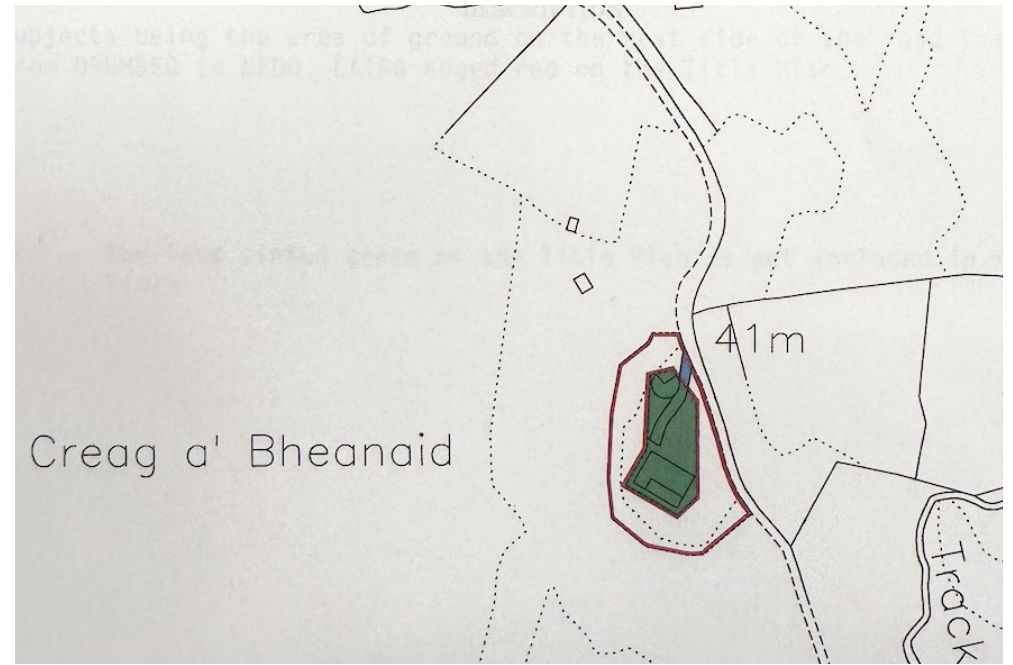
GROSS INTERNAL AREA  
 FLOOR 1 146.4 m<sup>2</sup> FLOOR 2 114.0 m<sup>2</sup> FLOOR 3 6.5 m<sup>2</sup>  
 EXCLUDED AREAS : REDUCED HEADROOM 15.3 m<sup>2</sup>  
 TOTAL : 266.9 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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 May 2026.







**Galbraith**