



BOOM HOUSE

MELLON CHARLES, AULTBEA



BOOM HOUSE, MELLON CHARLES, AULTBEA

A contemporary, architect designed property with spectacular water and mountain views.

Poolewe 9 miles ■ Dingwall 67 miles

- Open Plan Living Area. Mezzanine Sitting Room. Three Bedrooms.
- A beautifully presented, highly energy efficient house.
- Easily maintained grounds.
- Far reaching views over Loch Ewe.

About 0.17 hectares (0.43 acres) in all.

Offers Over £375,000

Galbraith

Inverness
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SITUATION

Boom House is in a beautiful setting on the northeast side of Loch Ewe in the scattered crofting village of Mellon Charles. The nearby village of Aultbea lies on the west shore of the loch and has a good range of amenities including a village shop, doctor's surgery, garage and a hotel and bar. There is a primary school at Bualnaluib, 1.5 miles from Mellon Charles, and secondary schooling is in Gairloch about 15 miles away and for which there is a free bus service. Further shops and amenities are available in Poolewe, Gairloch, Ullapool and Dingwall, with Inverness some 78 miles distant having all the facilities of a major city, including its airport with regular flights to the south and Europe.

DESCRIPTION

Boom House, designed by architect Robin Haddow, was completed in 2013 and has been under the same ownership since new. An energy efficient property with high levels of insulation, an air source heat pump, a mechanical ventilation with heat recovery system (MVHR), solar panels with a feed-in-tariff, and with an abundance of glazing maximising solar gain. Boom House has many contemporary design elements include larch cladding, steel roofing, a corner window and a mezzanine with glass balustrade mirroring the glass balustrade surrounding the external raised timber deck accessed by a glazed sliding door, ensuring uninterrupted views from the kitchen. The kitchen has integral appliances, a work island/breakfast bar and is open plan with the dining / sitting area with its vaulted ceiling, wood burning stove, and large windows which flood the space with costal light and take full advantage of the views over Loch Ewe and beyond. Loch Ewe has an interesting history, and the name 'Boom House' is a nod to the boom net which was run across the entrance of Loch Ewe in World War II to protect the naval fleet on the sea loch from German submarines. Boom House has been run a holiday let by the current owners, advertised through Unique Cottages, and has a short-term letting license. Planning permission in lies in perpetuity for the construction of a detached double garage within the curtilage.

ACCOMMODATION

Ground Floor – Entrance Vestibule. Open plan Kitchen/Dining Room/Sitting Room. Inner Hall. Shower Room. Two Bedrooms.
First Floor – Mezzanine Sitting Room. Principal Bedroom with en-suite Bathroom.

GARDEN GROUNDS

The property is approached from the single-track public road, a track over which Boom House has right of access. The maintenance cost of the shared element of the track is split between Boom House and three other properties using the track, leading to gated access to a gravel parking area adjacent the property. The garden, bounded by wooden post and wire fencing, extends to approximately 0.43 acres in all and has been left in natural state reflecting the surrounding landscape. There is gated access to the surrounding countryside which slopes to the shore of Loch Ewe.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Air Source Heat Pump.	Business rated.	Available*	Available*	C	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 - <https://what3words.com/clutter.escalated.aviators>

MOVEABLES

All carpets, fitted floor coverings, fridge and washing machine 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.

POST CODE

IV22 2JL

SOLICITORS

Thorntons Solicitors
Kintail House
Beechwood Park
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Inverness
IV2 3BW

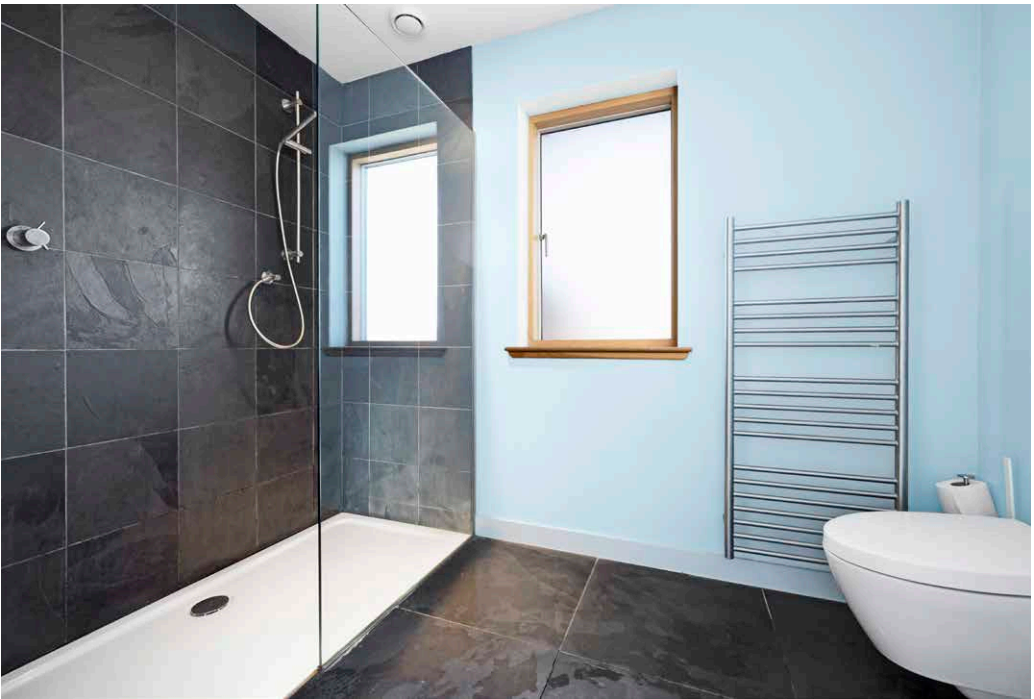
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.







BOOM HOUSE, MELLON CHARLES IV22 2JL



GROSS INTERNAL AREA
FLOOR 1: 99.77 m², FLOOR 2: 37.76 m²
REDUCED HEADROOM: 12.32 m²
TOTAL: 137.53 m²
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



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