

Galbraith

LOCH DROMA COTTAGE

GARVE



LOCH DROMA COTTAGE, GARVE

A charming cottage in a spectacular Highland glen.

Ullapool 12 miles ■ Inverness 44 miles.

- Two Reception Rooms. Two Bedrooms.
- In need of renovation but with tremendous potential.
- Beautiful south facing views over Loch Droma.
- Stone barn suitable for conversion with the necessary consents.
- Generous grounds.
- Within easy reach of Ullapool.
- Hill walks direct from the property.

Offers Over £270,000

About 5.31 hectares (13.12 acres) in all.

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket



SITUATION

Loch Droma Cottage is a charming traditional cottage set in the midst of beautiful Highland scenery close to Ullapool in Wester Ross. The property is on an elevated site with spectacular south-facing views to Loch Droma and the Fannichs mountain range. The area is an ideal base for the outdoor enthusiast, from a wide range of walks and mountain bike trails, to challenging mountain climbs and fishing for salmon and trout on local rivers, while the west coast, famous for its stunning coastline and sandy beaches, is within easy reach.

Ullapool has a good range of shops and amenities including a major supermarket, a well-regarded secondary school and a number of hotels and restaurants. The market town of Dingwall is about a 30 minute drive away while Inverness, just over an hour's drive away, has all the facilities of a modern city as well as its airport with regular flights to the south and Europe.

DESCRIPTION

Loch Droma Cottage is a former stalker's cottage which has been extended and modernised over the years. Now in need of renovation the potential exists to create a delightful rural property in an outstanding setting.

ACCOMMODATION

Ground floor: Entrance Porch. Entrance Hall. Sitting Room. Dining Kitchen with Sitting Area. Sun Porch. Bathroom. Shower Room.

First Floor: Two Bedrooms.

GARDEN GROUNDS

The property is approached from the public road, a gateway opening to a drive leading to a parking area at the side of the house.

The grounds, which extend to approximately 13.12 acres, are laid to rough grass and are partly enclosed and divided by stone walls. A portion of the land lies across the road.

Within the grounds are the remains of a stone outbuilding and, a short distance from the cottage, a stone barn comprising the former game larder and shed. Adjacent to this are the foundations of the original croft house. There is a separate access to the shed from the public road, offering the potential for conversion, subject to the necessary consents.



The double aspect sitting room.



The sitting room with open fire.



The dining kitchen with sitting area.



The dining kitchen with rayburn.



The sitting area in the dining kitchen.



The beautiful views over Loch Droma from the dining kitchen.



Bedroom 1.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	EPC	Broadband
Private	Private	Electric	D	G	Available but not connected

DIRECTIONS

From Inverness take the A9 north. At the Tore roundabout take the A835 signposted to Ullapool. Follow the A835 for approximately 34 miles through Contin, Garve and Garbet. Loch Droma Cottage sits to the north side of the A835. There is short gated driveway which leads up the property entrance.

Exact grid location - What3Words - \\\ https://w3w.co/songbird.shredding.fetches

MOVEABLES

The cottage is sold as seen.

NOTES

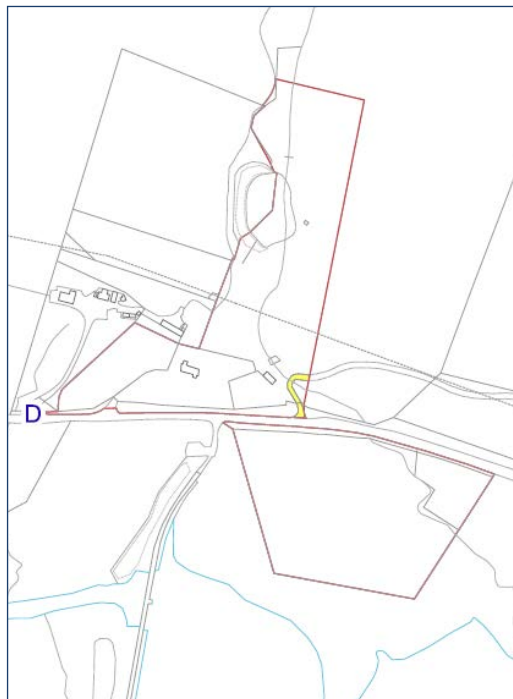
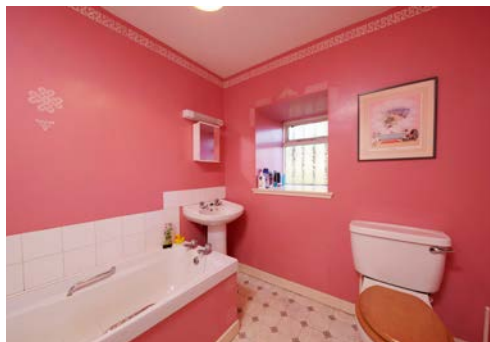
The owner of the neighbouring ground has an unrestricted servitude right of access over the section of the access coloured yellow on the plan.

The owners of Braemore Estate have a right of access over the road from the point marked D on the sale plan to the boundary of the site.

The private water supply hasn't passed the Highland Council water test. It is a condition of the sale that the purchaser takes on any arrangements for either remediation of the supply or provision of a new supply to the property.

NATURE CONSERVANCY AGREEMENT

The land at Loch Droma has been designated by Scottish Natural Heritage and falls under the Beinn Dearg SSSI, SPA and SAC. The SSSI covers a number of elements including geology, upland habitats, flowering plants, native Pinewood and breeding birds. The SAC covers a range of plant life including Caledonian forest, blanket bogs and sub-arctic scrub and has been



designated since 2005.

The SPA specifically covers the population of Dotteral wading birds and has been a designated site for them since 1998. The designated areas attract a variety of flora and fauna and makes for enjoyable bird and wildlife watching. The land within the Beinn Dearg SSSI is subject to a current Management Agreement (due to expire in 2037). No further payments are due to the landowner under this Agreement. A copy of the Management Agreement is available on request.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Reay House, 17 Old Edinburgh Road, Inverness IV2 3HF. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV23 2PJ

SOLICITORS

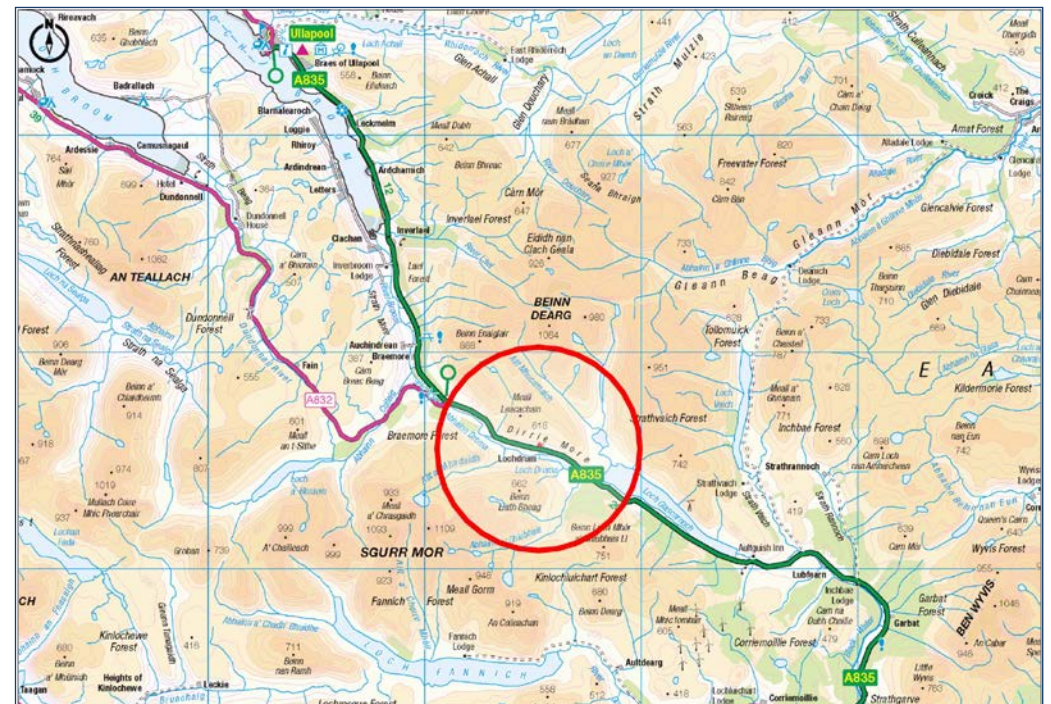
Anderson Strathern
1 Rutland Court
Edinburgh
Midlothian
EH3 8EY

2017 ANTI MONEY LAUNDERING REGULATIONS

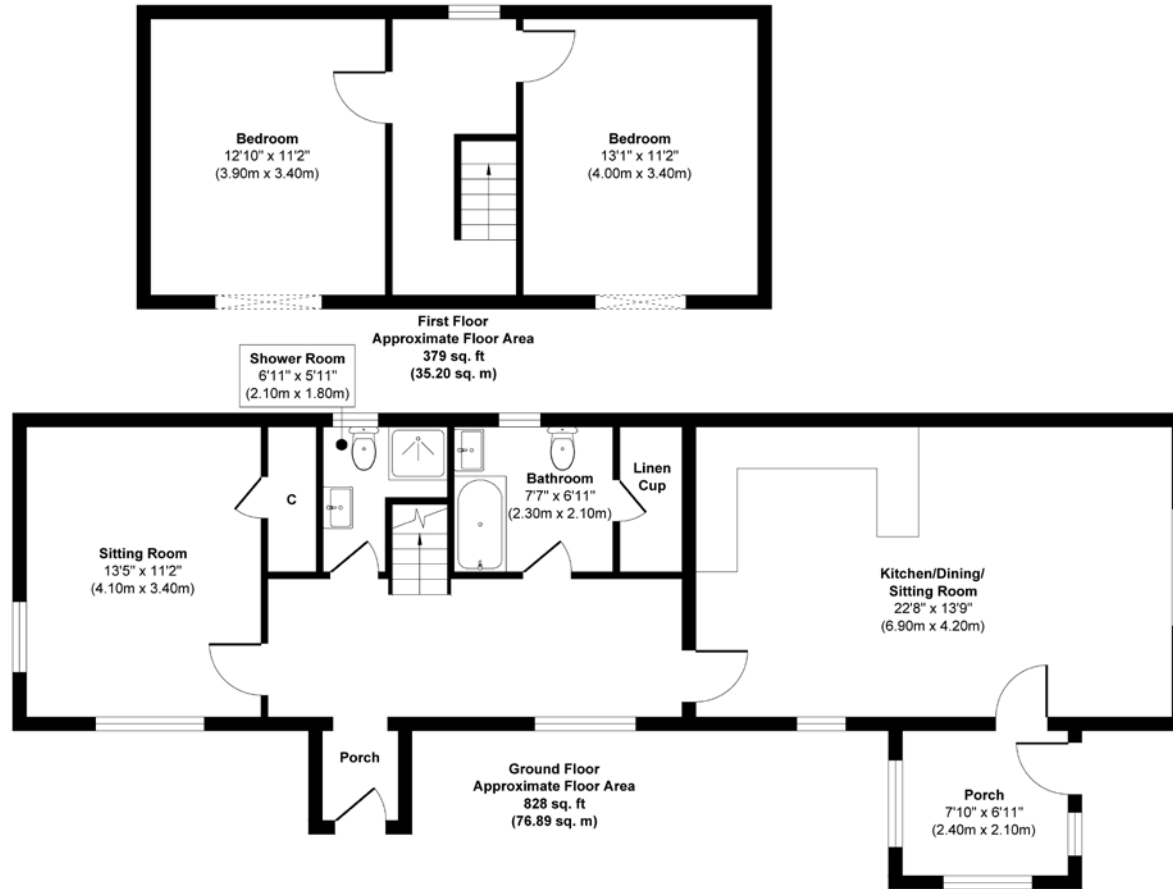
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- 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.



Loch Droma Cottage, Garve, IV23 2PJ



Approx. Gross Internal Floor Area 1207 sq. ft / 112.09 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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 2020.



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