

Galbraith

CALADH

157 STOER, SUTHERLAND



CALADH, 157 STOER, SUTHERLAND

A charming owner-occupied croft house with croft tenancy on the NC500.

Lochinver 8 miles. ■ Ullapool 42 miles.

- Three Reception Rooms. Three Bedrooms.
- Owner occupied croft house.**
- Assignment of adjacent croft tenancy.
- Further de-crofted garden/amenity ground.
- Range of useful outbuildings.
- On the NC500.

About 1.06 hectares (2.6 acres) in all.

Offers Over £245,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Caladh is in the scattered crofting township of Stoer near Lochinver in Sutherland, on the North Coast 500, a popular tourist route and voted one of the world's most beautiful road trips. Caladh is in a lovely setting with framed views of Loch Sgeireach and The Minch being enjoyed from the grounds. The surrounding area is one of the last great wildernesses in Europe where the dramatic outlines of Suilven, Canisp and Quinag provide a backdrop for a beautiful landscape of moorland and coastline. The village of Lochinver is a thriving and busy port with fishing vessels from many parts of the world landing their catches at the fish market. The village has two small supermarkets, a general store, petrol station, Health Centre, Community/Leisure Centre, and a primary school as well as a number of other shops, cafés, and restaurants. Ullapool, about a 50-minute drive away, has a wider range of amenities including a secondary school.

DESCRIPTION

The property comprises Caladh, a detached and extended owner-occupied croft house**, a further area of de-crofted garden/amenity ground, and the assignation of the tenancy of the adjoining registered croft (Reg No: C10469) details of which can be found at <https://www.crofts.ros.gov.uk/register/viewcroft?ID=C10469>

Caladh is a delightful house, with a unique interior fusing original features, such as wood-panelled walls and exposed stonework with modern conveniences including underfloor heating and solar panels. The versatile accommodation includes a vaulted ceiling sitting room with wood burning stove and reception/dining room with oil fired Aga. The kitchen gives access to a heated conservatory and has a pantry. A wet room on the ground floor has a walk-in shower, a wooden bath and wooden wash hand basin and there is a ground floor principal bedroom suite complete with dressing room and ensuite shower room. The croft and amenity ground would lend itself to a variety of uses including raising livestock or growing produce and the Bothy holds potential to be used in numerous ways including as ancillary accommodation, a home office or workshop/studio.

ACCOMMODATION

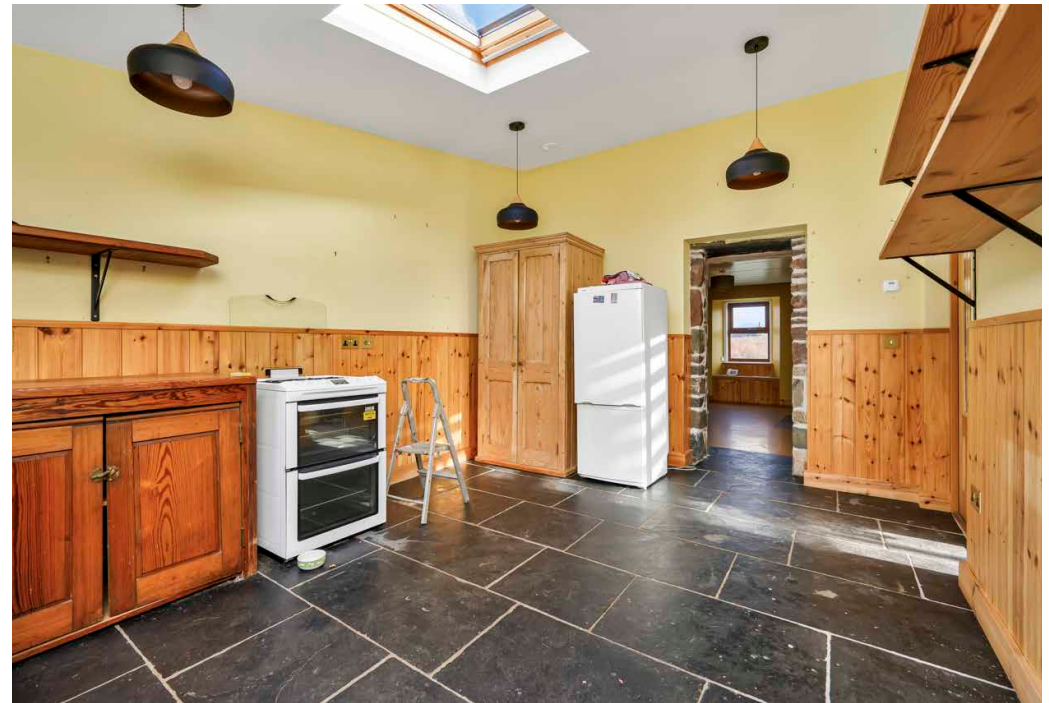
Ground Floor - Entrance Vestibule. Reception/Dining Room. Sitting Room. Kitchen. Conservatory. Utility Room. Wet Room. Bedroom. Dressing Room/Office. Shower Room.

First Floor - Landing. Two Bedrooms.

GARDEN GROUNDS

The grounds, bounded by dry stone walling and wooden post and wire fencing, extend to approximately 1.06 hectares (2.6 acres) in all. Comprising approximately 0.79 hectares (1.9 acres) of tenanted croft land, approximately 0.21 ha (0.5 acres) of de-crofted garden/amenity ground, and the owner-occupied house and garden extending to approximately 0.06ha (0.15 acres)

Although somewhat overgrown there are signs of previous form and structure that would have included a pond, hen run, soft fruit cages, livestock pens, and an orchard planted with a variety of fruit trees including, gage, damson, cherry, and apple. A gated driveway leads to a parking area to the front of the house.







Caladh, 157 Stoer, Lochinver, Lairg IV27 4JE

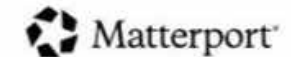


GROUND FLOOR



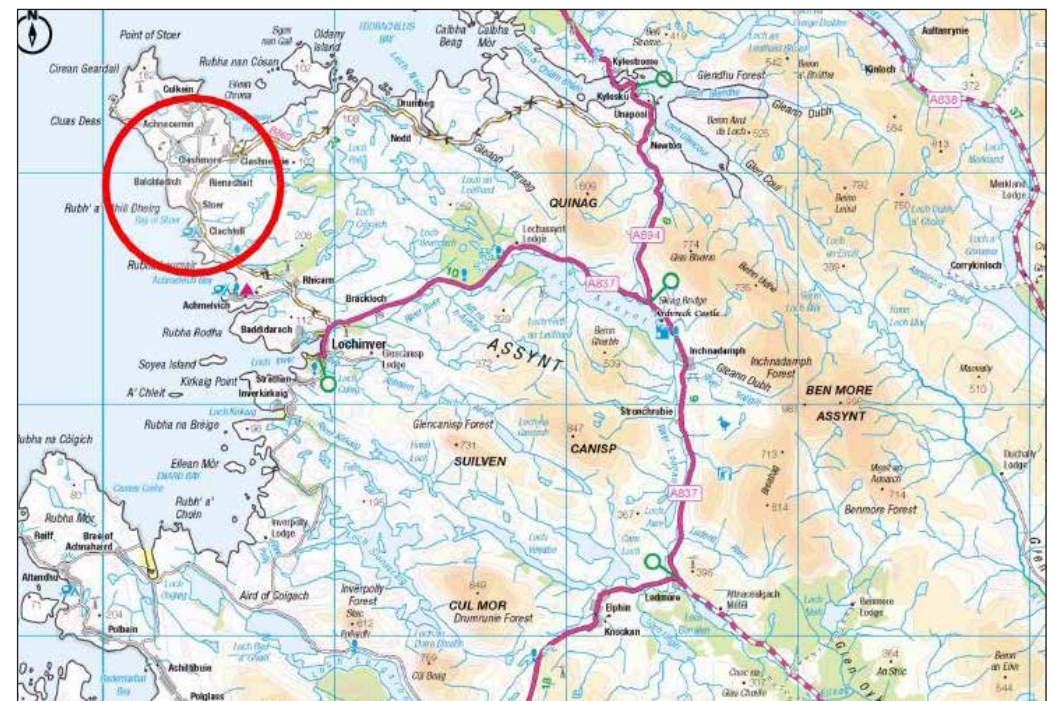
FIRST FLOOR

GROSS INTERNAL AREA
FLOOR 1: 144.13 m², FLOOR 2: 40.83 m²
EXCLUDED AREAS: COVERED PATIO: 21.72 m²
TOTAL: 164.96 m²
NOTES 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 in October 2025.



ADDITIONAL INFORMATION

****Crofting Tenure:** The house and surrounding garden (hatched red on the plan) is presumed to be classified as owner occupied. The sale also includes the assignation of the crofting tenancy for the adjacent croft. Any owner occupier or tenant of a croft are under a duty to be 1) ordinarily resident on or within 32 kilometres of the croft; 2) must not misuse or neglect the croft and 3) actively manage the croft land. In addition, there is a legal requirement to return an Annual Notice to the Crofting Commission each year, confirming whether or not you adhere to these duties. Failure to return this notice is a criminal offence, and if as a result of this, any failure to meet the duties is discovered, you could lose the croft or the right to use it. Any prospective purchaser of a croft/croft tenancy must be approved by the Crofting Commission. Further information is available from the Crofting Commission <https://www.crofting.scotland.gov.uk/> and interested parties are encouraged to seek advice from a solicitor specialising in crofting law. Please note that traditional mortgage providers do not lend mortgage funds to purchase property under crofting tenure.

Guide Price: The guide price for the property is made up of the Home Report valuation and the value of the croft land.

Offers: The house and the de-crofted area of garden/amenity ground are under one ownership and the croft tenancy is under another, therefore two separate offers will be required for the whole.

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

IV27 4JE

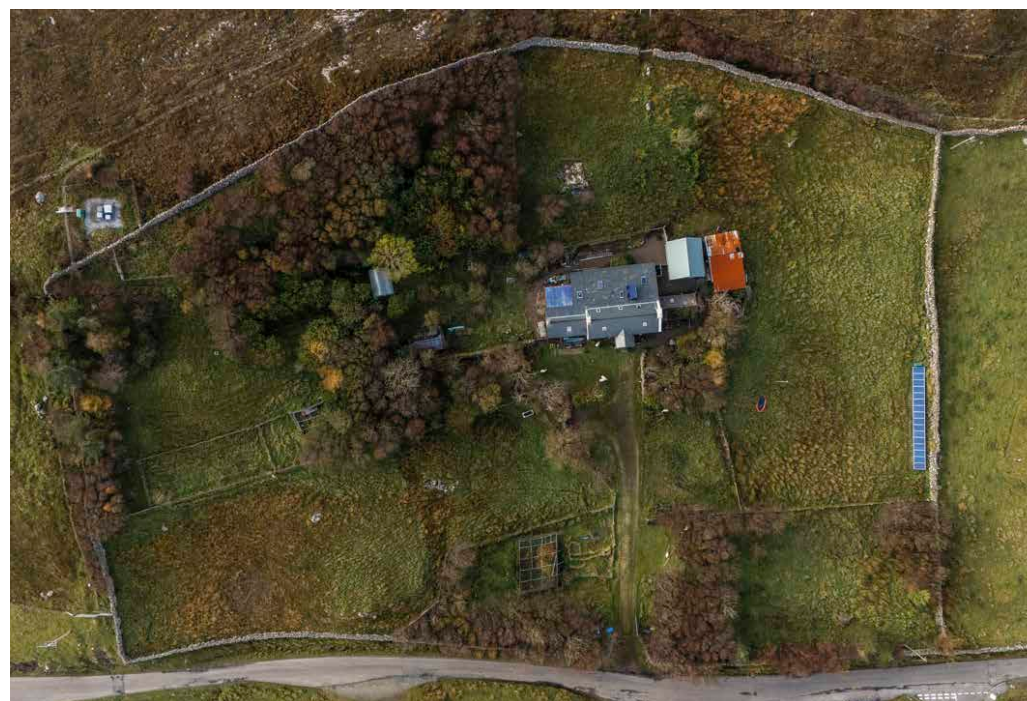
SOLICITORS

Shepherd & Wedderburn LLP
1 West Regent Street
Glasgow
G2 1RW

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.





Galbraith