



STROME FERRY LODGE
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A C-listed, converted former Free Church with stunning views over Loch Carron.

Kyle of Lochalsh 12 miles ■ Inverness 69 miles

- 3 Reception Areas. Four Bedrooms.
- Well-presented accommodation.
- Retaining some original features.
- Detached double garage with, garden store and utility room.
- Spectacular sea loch and mountain views.

Offers Over £400,000

Galbraith

Inverness
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 OnTheMarket



SITUATION

Stromeferry is a small village on the southern shore of the west coast sea loch of Loch Carron. The village is served by a railway station and lies just off the A890, a popular route from Inverness to the Isle of Skye.

Nearby Kyle of Lochalsh, where the bridge crosses to Skye, offers a good range of shops and facilities and both primary and secondary schooling is available in Plockton some 7 miles distant. Inverness, about 1 ½ hour's drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

The west coast is famous for its unique coastline of sheltered bays, wide sandy beaches and beautiful island views with a backdrop of dramatic mountain peaks. This area has long been a popular tourist destination with its easy access to Skye and Plockton. Yet, just a short distance away from the busy tourist centres, the countryside offers a haven of peace where native wildlife and flora are plentiful and breath-taking views are the norm.



DESCRIPTION

Stromeferry Lodge is a C-listed former Free Church which was converted into a residential dwelling in 2005. The property has been run as a successful Bed and Breakfast in the past and will appeal to a wide range of potential purchasers. The versatile accommodation is well-presented and thoughtfully laid out with open plan entertaining areas being found on both floors. The sympathetic renovation has been designed to provide modern conveniences whilst retaining the character of the original building with features including vaulted ceilings, a galleried landing and beautiful arched stained glass windows framing the views over Loch Carron and the mountains beyond.

ACCOMMODATION

Ground Floor – Entrance Vestibule. WC. Kitchen/Breakfast Room. Dining Hall. Sitting Room. Two bedrooms both with en-suite Shower Rooms.

First Floor – Open Plan Seating Area. Bedroom with en-suite Shower Room. Principal Bedroom with Dressing Room and en-suite Shower Room.

GARDEN GROUNDS

There is a block paved parking area to the side of the property and a tiered garden to the rear comprising decked seating areas, mature stocked flowerbeds and an area of lawn. Please note, we have not had sight of a title plan. The solicitors are in the process of obtaining a plans report and thereafter if necessary will be arranging for a plan to be drawn up.

OUTBUILDINGS

Detached double garage.

5.45m x 5.24m

With power, light and garden store and utility room below.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Drainage | Heating | Council Tax | Broadband | EPC | Tenure |
|-------|----------|---------|-------------|-----------|-----|----------|
| Mains | Private | Oil | Band E | TBC | D | Freehold |





DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/earmarked.lied.causes>

MOVEABLES

All carpets, fitted floorcoverings, curtains and blinds are included in the sale. All further items are 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

IV53 8UJ

SOLICITORS

Raeburn, Christie, Clark & Wallace.

75 High Street

Banchory

AB31 5TJ



2017 ANTI MONEY LAUNDERING REGULATIONS

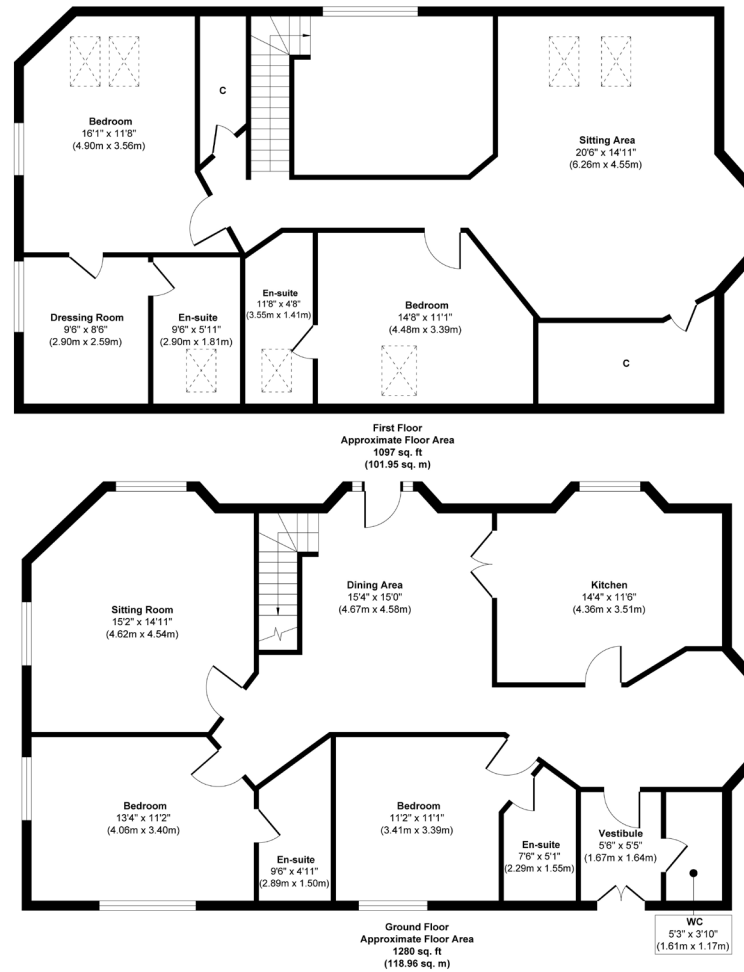
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- 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.



Stromeferry Lodge, Stromeferry, Highland, IV53 8UJ



Approx. Gross Internal Floor Area 2377 sq. ft / 220.91 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 April 2023.



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