



BRAES POOLEWE | O.I.R.O £295,000
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THE PROFESSIONAL ESTATE AGENTS



BRAES POOLEWE

£295,000

WELCOME HOME!

Located in the picturesque, coastal village of Inverasdale on the north west coast of Scotland, is a 5 bedroom detached, decrofted home, offered 'For Sale' with Myfanwy Ann Rowe of AMAZING RESULTS!™ Estate Agents. This cosy family home is situated in a quiet location and enjoys delightful views over the surrounding croft land and surrounding mountain range. 4 Braes also enjoys partial sea loch views. The property has double glazed windows and oil central heating. It is surrounded by a very large wrap around garden (approx 1/2 acre), mainly laid to lawn with established shrubs, and ample parking space.

In addition to the house, there is a 3 acre croft which is included in the sale. In recent years this local family home has been a holiday home and is fully furnished / equipped. White goods are included in the sale, and all other furniture / kitchen goods are available by separate negotiation.

DESCRIPTION

4 Braes is a large family home offering flexible accommodation within a very desirable coastal and rural setting. The spacious accommodation is entered via a timber framed door, and comprises an entrance hall, large lounge and dining area with 2 large windows letting in abundant daylight, as well as a very well equipped dining kitchen with ample floor and wall units, and double aspect windows. There are 3 double bedrooms and a bathroom downstairs, as well as 2 bedrooms and a shower room upstairs; all of which have abundant storage cupboards. The house benefits from oil central heating, a cosy fireplace in the living room and double glazed windows; a double garage, another smaller garage and stone byre, as well as a large wooden shed, plus another smaller block built garden shed.

4 Braes is surrounded by croft land, 3 acres of which forms part of this lovely home. The house and garden are decrofted. All in all, this property provides ample accommodation and spacious gardens for families; and also has B & B income potential.

Call your local Estate Agent Myfanwy Rowe for an appointment to view this home on 01445 - 731 533 / 07741 - 483 420.

LOCATION

This rural, crofting community is situated on the shores of Loch Ewe, Wester Ross. The former village school, which has been converted into a community centre with exhibition rooms, also has a welcoming tea room with highly recommended home baking by the local villagers.

The nearby village of Poolewe benefits from a Post Office / very well stocked village shop, coffee shop, hotel, churches, village hall and an indoor swimming pool, all of which are only a short distance away. The world famous Inverewe Gardens, where you can enjoy a wander, are also in Poolewe.

Primary schooling is available in the nearby village of Poolewe and Aultbea. Primary and secondary schooling is available at Gairloch, where there is also a health centre, chemist and more shops, restaurants, heritage museum, a golf course and churches. From the pier, fishing and whale watching trips can be arranged.

The Highland capital city of Inverness is approximately 80 miles distant and offers all city facilities which include links by road, rail and air to further destinations. There are also regular bus connections. Ullapool is approximately 55 miles distant.

There are walks of all standards in the area, ranging from Munros to gentle strolls along beaches and rivers. The peninsula and the surrounding area is an ideal location for golf, cycling, fishing, bird-watching or just relaxing; whilst the locality of Inverasdale itself offers a rich and varied range of pursuits, such as many of the finest mountain climbs on this part of the West Coast, and a wide choice of hills for rambling and walking.

There are well stocked trout lochs on the nearby hills, and wonderful rocky and

sandy bays for sea fishing. The sheltered Loch Ewe (sea loch) offers excellent sailing conditions, with a slipway nearby for sailing enthusiasts. All in all, a peninsula to be enjoyed.

SERVICES

Mains electricity, water, and private septic tank drainage.

GARDENS

The property benefits from a large "wrap around" garden area to the front, sides and rear, which is laid to a combination of grass, trees and shrubs. There is also a large detached double garage, large timber shed and separate block built shed.

CROFT

There is a 3 acre croft for sale with the property, which is included in the asking price. The registered croft, extends to approximately 3 acres which is divided, being on either side of the tarred road which provides shared access to neighbouring croft land.

Prospective purchasers need to be aware of the necessity to satisfy the legal requirements of the Crofting Commission, including, usually, being resident within 32km of the croft and having the intention of using the land for grazing or horticulture.

VIEWING

Viewing by appointment, please call your LOCAL Ross-shire Estate Agent Myfanwy Rowe to see this very well presented home today. To view additional Photographs, Floor Plans, Property Tours and Social Media content for this home or to arrange a viewing online and find many more Homes available 'For Sale', please visit the AMAZING RESULTS!™ website now.

ASKING PRICE

The asking price for this home and croft is offers in the region of £295,000

HOME REPORT

A Home Report is available at www.onesurvey.org.

In order to download the home report please click on "find a home report" and type in the postcode IV22 2LN. Click on "Request a Copy" and complete the form. An email will be sent to you immediately with a link to the home report.

HOW MUCH IS YOUR HOME WORTH?

Find out today what your home is really worth! Get a free property valuation with Myfanwy Rowe, your local Ross-shire Estate Agent 6 days a week 8am-8pm on 01445 73 1533 | 07741 483 420 or book a free valuation online.

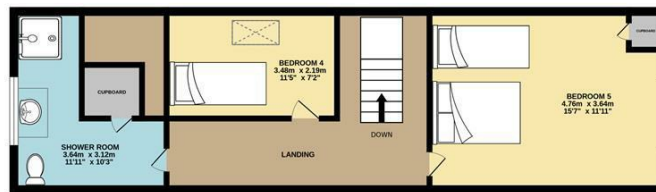
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DIRECTIONS

GROUND FLOOR



1ST FLOOR



DETACHED 5 BEDROOM CROFT HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	87	(92 plus) A	78
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC

To view this property call **AMAZING RESULTS!™** on 01445 731533



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