

Scourie Guesthouse, 55 Scourie, Lairg, Sutherland IV27 4TE

Offers Over £375,000





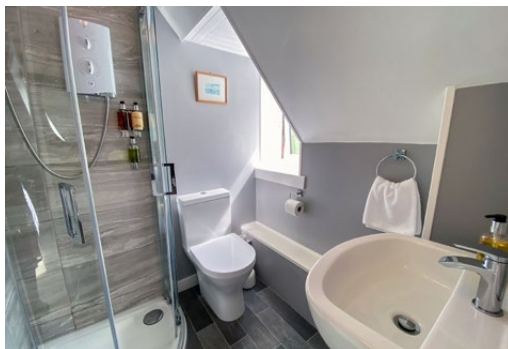


Superb opportunity to purchase a detached property with far-reaching views over Scourie to Scourie Bay. Currently run as a successful guesthouse, located on a quiet road in the village, a short stroll from the shop and beach. The flexible accommodation comprises: Conservatory, Hall, Living Room, Sun Room, Office, Kitchen, 5 Bedrooms (3 En-suite) and Bathroom. Double glazed, oil fired central heating and a wood burning stove. Large outbuilding with tool shed, garage and generous storage. Carport, log store, two polytunnels and two wooden sheds are all included. Extensive garden with a sheltered patio. Located in the North West Geopark on the scenic NC500 Tourist Route in the Scottish Highlands. New owners could develop the business by increasing the amenities offered or could convert the property into a generous residential dwelling. All guest house furniture, white goods, linen, crockery, kitchenware and fittings are included in the sale. Viewing is highly recommended.



Scourie is in an area of true scenic beauty situated on the NC500 Tourist Route. There is a beautiful sandy beach with a jetty. Also in Scourie there is a Spar Shop, Hotel, primary school and petrol station. Additional facilities can be found in the village of Ullapool, approximately 43 miles away, where facilities include a supermarket, Post Office, hotels, restaurants and an excellent range of bespoke retail outlets. Ullapool also provides a gateway to the Inner Isles and is a productive fishing port. Education is provided at Scourie Primary School or nearby Kinlochbervie High School, to which bus transportation is provided daily. Inverness, the main business and commercial centre in the Highlands is approximately 94 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond. It is an ideal spot for hill walking with a distinct array of mountains. Also idyllic for loch and sea fishing, shooting, stalking. Nearby Handa Island, famous for its puffins, bonxies, fulmars, kittiwakes etc, is a short boat trip away.





### **Conservatory: 3.71m x 2.66m**

Bright and welcoming conservatory with windows to front and sides overlooking the garden. Entered via glazed uPvc front door. Rointe electric heater. Door into the hall.

### **Hall:**

Access to living room and bed 1. Stairs to the first floor. Rointe electric heater.

### **Bedroom 1: 3.65m x 3.03m**

Double aspect room with windows to the side and front. Feature black exposed joists. Illuminated alcove. Radiator.

### **En-Suite: 1.45m x 1.35m**

Wash hand basin with cupboard below, WC and Mira electric shower. Extractor fan and illuminated mirror with shaver socket. Towel radiator.

### **Upper Landing:**

Stairs from the hall lead to the upper landing which provides access to two en-suite bedrooms. The landing has a window to the front with open sea views. Wood panelled walls and coombed ceiling adds character. Access hatch to the attic.

### **Bedroom 2: 3.75m x 2.62m**

Bright double aspect room with Velux to the rear and window to the front with sea views. Wood panelled walls and coombed ceiling adds character. Radiator.

### **En-Suite: 1.63m x 1.60m**

With Velux to the rear and extractor fan. WC and Mira electric shower. Extractor fan and illuminated mirror with shaver socket. Ladder radiator.

### **Bedroom 3: 3.76m x 3.05m**

Further double aspect room with Velux to the rear and window to the front with sea views. Wood panelled walls and coombed ceiling. Radiator.

### **En-Suite: 1.62m x 1.61m**

With wash hand basin, WC and electric Mira shower. Extractor fan and Velux to the rear. Illuminated mirror with shaver socket. Ladder radiator.

### **Living Room: 4.08m x 3.70m**

Currently used as a private living room for guests. Window to the front and feature black exposed joists. Dunsley stove on a slate hearth with slate surround. Radiator.

### **Office: 1.52m x 1.01m**

Compact space located off the living room and under the stairs. Internal window to the sun room. Fitted shelving and storage.

### **Kitchen: 3.37m x 2.92m**

With large window overlooking the rear garden. Floor and wall mounted units provide good storage and work surfaces. Feature black exposed joists, under-unit and pendant task lighting. Two sinks and filter water tap. Electric Stoves 5-ring range cooker with extractor hood over. Bosch fridge/freezer and Smart dishwasher are included. Plumbed for washing machine. Tiled splashbacks.

### **Sun Room: 5.15m x 2.74m**

Bright room with French doors opening to a sheltered, private patio at the side of the property. Further set of French doors and two windows to the rear garden. Large skylight floods the room with light. Radiator.







### Rear Hall:

Door from the living room opens to the rear hall. Access hatch to the roof space. External Upvc door to the rear garden. Radiator. Further door to inner hall.

### Bathroom: 3.00m x 1.55m

Bright ground floor bathroom with window to the side. Traditional white suite consisting of wash hand basin, WC and bath with Mira shower over. Illuminated mirror. Large storage cupboard. Towel radiator.

### Bedroom 4: 5.37m x 3.30m

Generously proportioned room with two windows to the front. Fitted wardrobes and drawers provide ample storage. Two radiators.

### Inner Hall:

Situated off the rear hall with stairs leading to a small upper landing with access to bedroom 5. The upper landing has fitted cupboards providing additional storage.

### Bedroom 5: 3.91m x 3.02m

Quietly located on the first floor, up a private staircase. Velux window to the front with sea views. Coombbed wood-lined ceiling adds character without affecting head-height. Fitted cupboards. Radiator.

### Outbuildings:

Large detached building comprises a tool store (2.84m x 2.30m) and L-shaped store and garage (5.32m widest x 7.70m widest). All white goods, including

Hotpoint larder fridge, 2 Beko freezers, Hoover tumble dryer, Indesit tumble dryer and commercial CaterWash washing machine are included.

Adjoining carport (3.77m x 3.18m)

Practical storage area for outdoor gear, currently storing a boat.

Generous Shelves food stock store (3.66m x 2.13m)

Two Polytunnels

Wooden Shed

Summer House with views to the sea

Log Store:

### Garden:

Scourie Guesthouse boasts a substantial garden with areas of grass and low maintenance gravel to the front for enjoying the afternoon and evening sun. Sheltered and sunny paved patio area, ideal for outdoor socialising. Pond and BBQ pit. The main part of the garden is found to the rear and has a large area of grass with established plants and shrubs. A path leads to the top of the garden where a bench is placed to enjoy the panoramic views. External tap, lighting and electric power points.

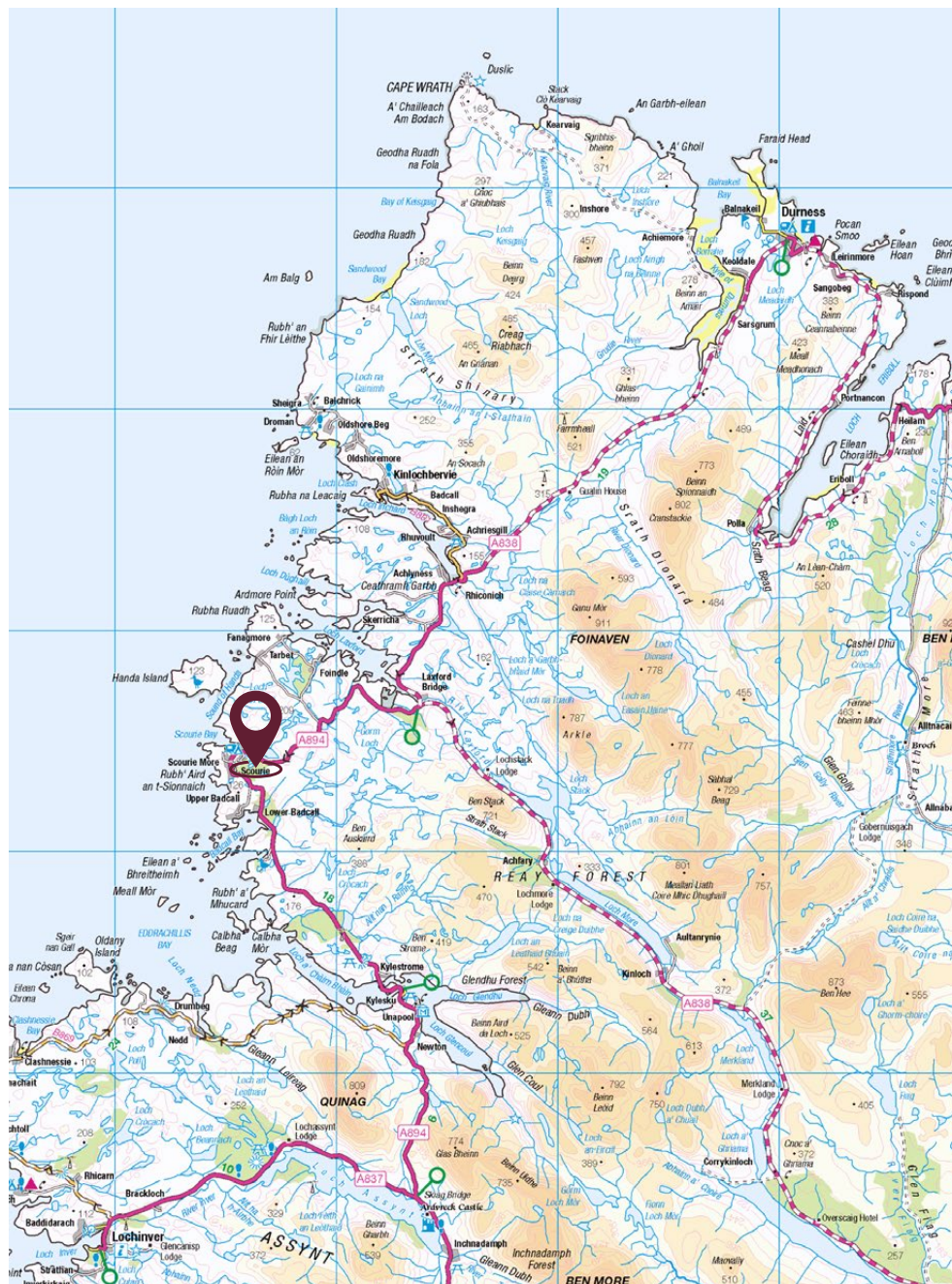
### Viewing:

Please contact Mr & Mrs Fowkes on 07747773214

### EPC Rating: F

### Location:

<https://w3w.co/crazy.fiction.warp>



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Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.



