



Innes & Mackay

## Dolphin House Braes IV26 2SZ

- UNIQUE 6 BEDROOM HOME WITH 2 BEDROOM ANNEXE/FLAT
- SPECTACULAR OPEN VIEWS ACROSS TO AN-TEALLACH AND OUT TO BEINN GHOBHLACH
- PERFECT FOR HOLIDAY LET OR USED AS A FAMILY HOME
- MATURE GARDEN GROUNDS
- GARAGE AND AMPLE OFF-STREET PARKING

**OFFERS OVER  
£495,000**



## **PROPERTY DESCRIPTION**

Dolphin House is a unique and impressive property, designed and built by Trevor Rogers (and referred to in his book "If We Lived in the Highlands"). The property which offers generous accommodation throughout, has fantastic potential to be used as B&B accommodation or as a private dwelling with a guest/granny annexe. Located close to, but away from the bustle of the village in a prime location on The Braes - Dolphin House enjoys open views up the loch to the Fannich Hills, across to An-Teallach and out to Beinn Ghobhlach. Viewing is highly recommended to appreciate the idyllic location of individually designed property.

## **LOCATION**

Dolphin House is in a prime location on The Braes, a sought after residential area of Ullapool an attractive coastal village in Wester Ross. Its west facing, elevated position gives the house panoramic views of Loch Broom and the surrounding hills. Residents and visitors to Ullapool enjoy the shops, cafés and restaurants as well as outdoor activities and the spectacular scenery. There is a primary and a secondary school, a leisure centre and pool, a museum, a health centre and other facilities. Ullapool is on the popular North Coast 500 route and is the ferry port for Stornoway.

## **GARDEN**

The property is surrounded by a sloping, mature gardens which are mainly laid to grass with mature shrubs and mature evergreen trees to the back. The door to the main house is accessed by steps with a metal handrail to the side. A second

set of steps with a metal handrail leads up the other side of the house to a paved area by the back door. To the front is the driveway, garage and parking area with grassy banks.

## **DIRECTIONS**

From Inverness take the A9 road north to the Tore roundabout where you take the second exit on to the A835. At the next roundabout, continue on the A835 road heading for Ullapool. Just before entering Ullapool, and directly after passing the 40 miles per hour signs, take the turn off to the right, sign-posted "Braes". Follow the road up the hill. Dolphin House is the last house on the left before the 'y' junction.

## **MAIN HOUSE**

Steps proceed to the side of the property, where a UPVC glazed door provides access to the main house. The entrance is through the dining area which is open to the impressive lounge with a bay window, wood-burning stove and a door to the balcony. The balcony runs the width of the house and can also be accessed from the master bedroom. There are two further bedrooms off the main hall and a fully fitted kitchen. The rear wing of the property has three additional bedrooms (one with a door to the garden), a bathroom and a back door to the side garden. Located downstairs is the laundry room and boiler room. The laundry room also provides access to a storage area which is accessed via a hatch and stretches the width of the house.

## **DINING ROOM**

3.42m x 2.67m (11'2" x 8'9")



## LOUNGE

5.70m x 5.50m (18'8" x 18'0" )

## KITCHEN

5.22m x 2.69m (17'1" x 8'9")

## HALLWAY

## MASTER BEDROOM

3.64m x 3.60m (11'11" x 11'9" )

## BEDROOM 2

3.61m x 3.27m (11'10" x 10'8")

## BEDROOM 3

2.36m x 1.83m (7'8" x 6'0")

## SHOWER ROOM

2.03m x 1.81m (6'7" x 5'11" )

## WC

1.85m x 0.86m (6'0" x 2'9")

## REAR HALL

## BEDROOM 4

3.58m x 2.84m (11'8" x 9'3" )

## BEDROOM 5

3.56m x 2.35m (11'8" x 7'8")

## BEDROOM 6

3.61m x 2.94m (11'10" x 9'7" )

## BATHROOM

1.87m x 1.73m (6'1" x 5'8" )

## LAUNDRY ROOM

2.60m x 1.94m (8'6" x 6'4" )

## ANNEXE/FLAT

The flat is located on the ground floor. The main front door opens into the entrance hallway which provides access to the lounge/dining/kitchen, two bedrooms and bathroom. The ground floor accommodation is self-contained and can be used as a separate two bedroom flat or as part of the main house. A glazed door opens to the hallway/staircase where access is provided up to the main house.

## ENTRANCE HALL

## LOUNGE/DINING/KITCHEN

5.20m x 4.58m (17'0" x 15'0" )

## BEDROOM 1

4.52m x 3.56m (14'9" x 11'8" )

## BEDROOM 2

3.28m x 3.07m (10'9" x 10'0")

## BATHROOM

2.13m x 1.85m (6'11" x 6'0")



## **GARAGE**

The property has a stone built single garage built into the slope of the hill with a parking area for two cars on top. There is also a shed divided into four lockable stores by the back door to the property.

## **HEATING**

Oil central heating in main house and electric storage heating in the flat

## **GLAZING**

Double glazing

## **COUNCIL TAX BAND - G**

## **EPC BAND - E**

## **SERVICES**

Mains water, drainage, electricity, telephone and TV points.

## **EXTRAS INCLUDED**

The property is sold furnished as seen except for a few items which the family wish to keep. A list of items will be provided.

Floor coverings, curtains, blinds, all white white goods are included. No warranty will be provided for the white goods.

## **VIEWING ARRANGEMENTS**

Through Innes and Mackay on 01463 251200.







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kintail House  
Beechwood Business Park  
Inverness  
IV2 3BW

01463 251 200  
property@innesmackay.com  
www.innesmackay.com



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