

Leitir Cottage

DRUMRUNIE, ULLAPOOL, HIGHLAND, IV26 2XY



*A CHARMING RETREAT SET IN AN EXPANSIVE
GARDEN OF APPROXIMATELY 2.5 ACRES*



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Nestled in a picturesque and serene location, Leitir Cottage offers a charming retreat set in an expansive garden of approximately 2.5 acres. This rural haven is graced by a gentle river that flows at the foot of the front garden, the peaceful woodland on the far bank is accessed by a gate leading from the road. The rear of the property boasts some of the most breathtaking views in the Highlands, providing a perfect backdrop for relaxation and tranquillity.

As you step inside, you'll find a comfortable bedroom on the ground floor, ideal for family or guests. A second smaller bedroom, also on the ground floor is currently used as a home office. The well-appointed family bathroom features both a bath and a shower cubicle, ensuring convenience and comfort. A separate WC adds to the practicality of the home. The utility room and boot room caters to your laundry needs with plenty of space to hang outdoor clothing and boots, while the spacious kitchen/diner is perfect for family meals, a separate dining room gives ample space for entertaining.

The Property





The magic of Leitir Cottage is undoubtedly at its strongest in either its delightful sun room, where you can immerse yourself in the stunning panoramic views of the Highlands, or the cosy lounge, complete with a wood burner and new bi-fold doors, offering seamless indoor/outdoor living and allowing you to fully appreciate the surrounding beauty year-round.





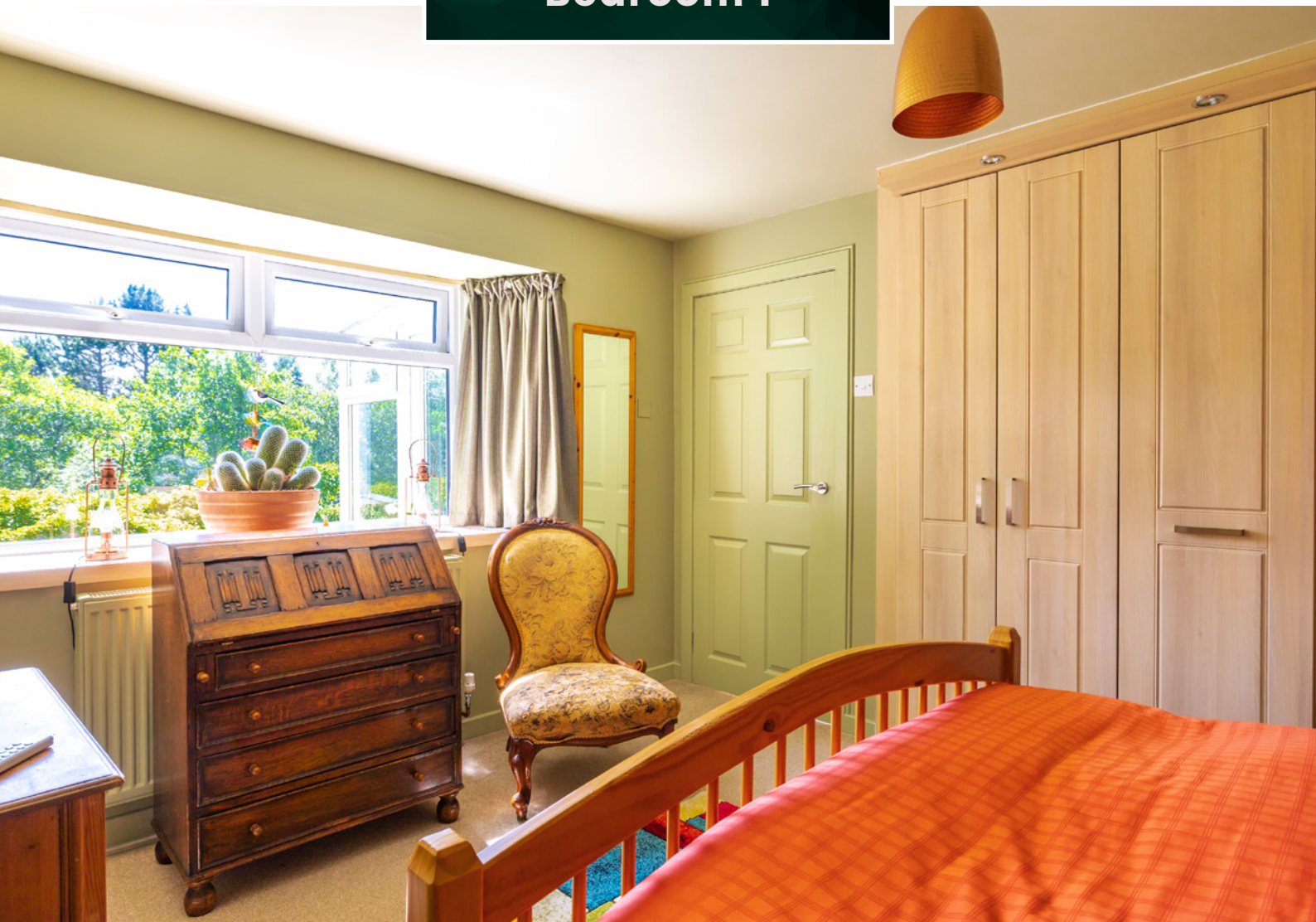


Dining Room





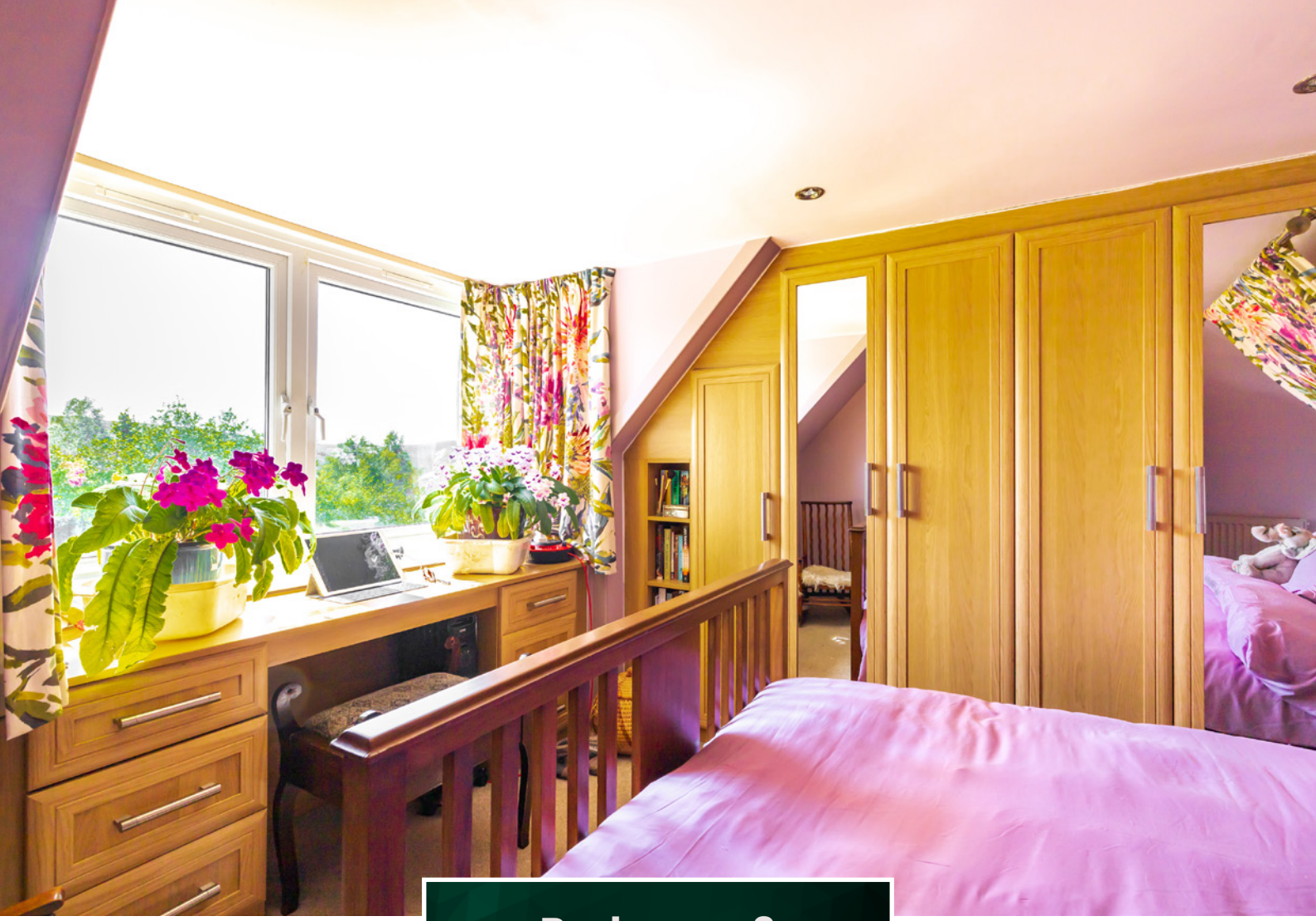
Bedroom 1





Upstairs, two additional bedrooms provide elevated views that stretch far into the distance, creating a serene and restful atmosphere.

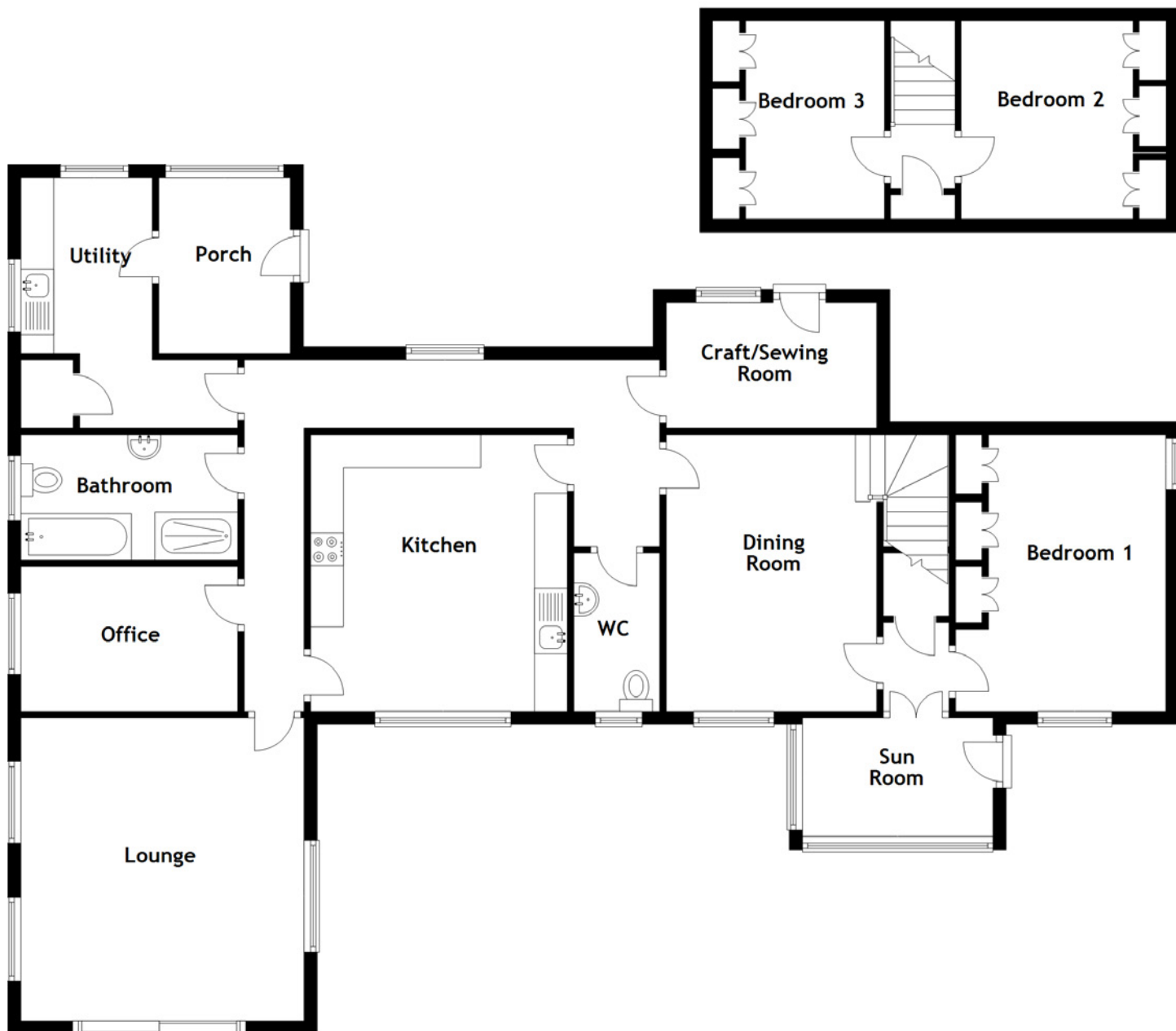




Bedroom 3







Approximate Dimensions
 (Taken from the widest point)

Lounge	4.60m (15'1") x 4.30m (14'1")	Office	3.30m (10'10") x 2.20m (7'3")
Kitchen	3.90m (12'10") x 3.70m (12'2")	Bathroom	3.30m (10'10") x 1.90m (6'3")
Dining Room	4.20m (13'9") x 3.20m (10'6")	Utility	3.80m (12'6") x 2.00m (6'7")
Sun Room	2.90m (9'6") x 1.80m (5'11")	WC	2.40m (7'11") x 1.30m (4'3")
Bedroom 1	4.20m (13'9") x 3.20m (10'6")	Gross internal floor area (m ²): 158m ²	
Bedroom 2	3.10m (10'2") x 3.00m (9'10")	EPC Rating: E	
Bedroom 3	3.00m (9'10") x 2.60m (8'6")		



Outside, two large garage/outbuilding units, recently reroofed, offer ample storage or workshop space. The secure, gated driveway provides parking for vehicles, ensuring peace of mind. For those interested in expanding their lifestyle pursuits, the current owners rent an adjacent agricultural small holding, an arrangement that might be available for continuation by the new owners (subject to confirmation).



Although the property gives the feeling of being in a remote setting it is only 10 miles from the services, social outlets, schools and shopping offered in the village of Ullapool. A regular bus service between Achiltibuie and Ullapool passes twice daily. Leitir Cottage is more than just a home; it's a lifestyle opportunity. With its blend of peace, privacy, and natural beauty, this unique property is a true gem in the Highlands, inviting you to make it your own.



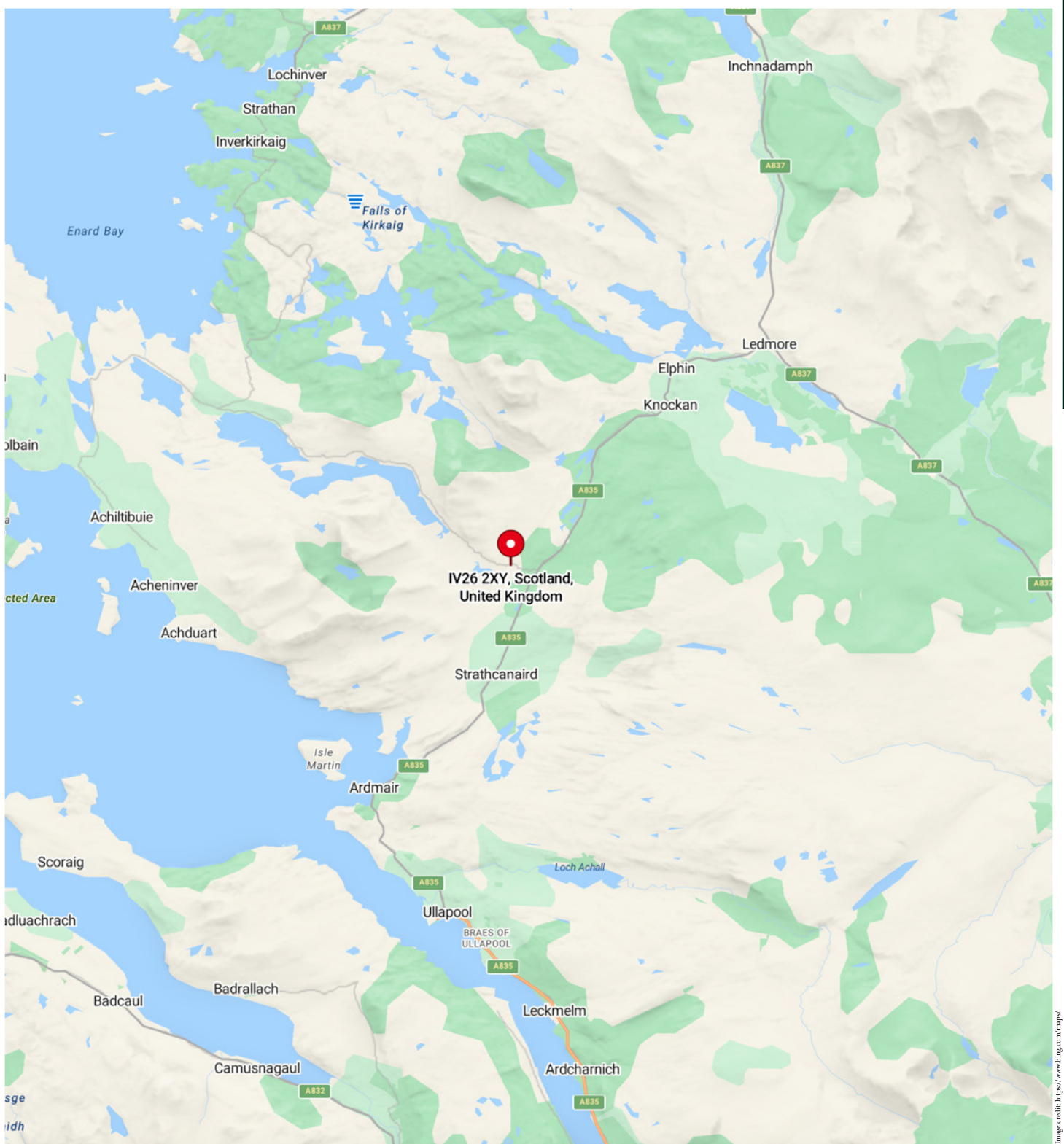






Leitir Cottage is situated in the tranquil area of Drumrunie, just 10 miles north of Ullapool, the main ferry terminal to the Western Isles. This truly beautiful and scenic region offers a picturesque setting that is perfect for those seeking peace and natural beauty. Surrounding Leitir Cottage is a paradise for nature enthusiasts, offering a diverse range of walks that cater to all levels of adventurers. From challenging mountain trails that reward hikers with panoramic views, to serene rocky coasts and long inland footpaths, this area features some of the finest summits in the northwest Highlands. Ullapool, with its charming character and vibrant community, serves as an ideal base for exploring the stunning countryside of Wester Ross and the broader Highlands. A short ferry ride from Ullapool transports you to Stornoway and Lewis in the Outer Hebrides, broadening your exploration options with their unique landscapes and rich cultural heritage. For golf enthusiasts, the local course is a true gem, offering not only a challenging game but also breathtaking views of the surrounding landscapes. Whether you are a seasoned golfer or a newcomer to the sport, this course provides an unparalleled setting to enjoy a round. Acclaimed as an outdoor paradise, Ullapool is renowned for its “Scandinavian twinkle in winter and Canadian-style adrenaline in summer.” Voted one of the UK’s top 10 outdoor destinations, the town promises an unforgettable experience year-round, with a plethora of activities from hiking and sailing to arts and music festivals.

The Location



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