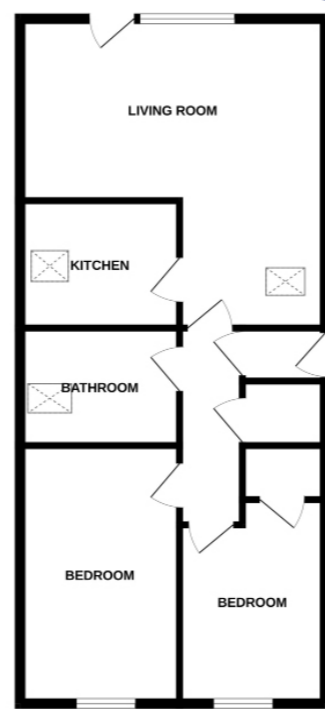


**House**



**Chalet**

**Services**

The house and the chalet are both serviced by mains water, electricity, and drainage is to a septic tank.

**Extras**

All carpets, fitted floor coverings, curtains, and white goods.

**Heating**

**House:** Oil fired central heating.

**Chalet:** No fixed heating. LPG cylinders would be used to provide gas for the hob and solid fuel for the stove.

**Glazing**

The house and the chalet both have double glazed windows throughout.

**Council Tax Band**

**House:** D

**Chalet:** B

**Entry**

By mutual agreement.

**Viewing**

Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

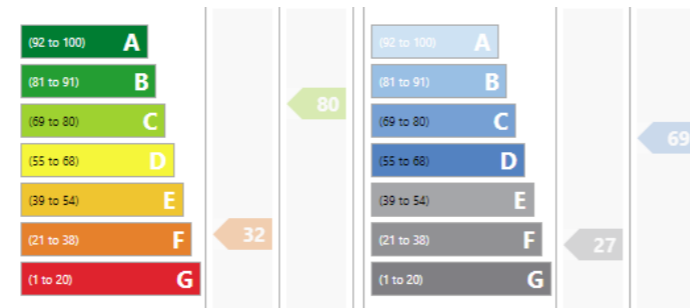
**Home Report**

Home Report Valuation (**Chalet Only**) - £90,000

A full Home Report is available via Munro & Noble website.

**Chalet**

Please note, offers for the chalet only would be considered by the vendors.



**16 Cove**  
**Poolewe, Achnasheen**  
**IV22 2LT**

A fantastic opportunity to purchase a four bedroomed detached house, which rests on 2.5HA of croft land, and a two bedroomed, timber chalet with outbuilding, both located in the hamlet of Cove.

**FIXED PRICE: £260,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

House Chalet	4 Bedrooms 2 Bedrooms	2 Receptions 1 Reception	2 Bathrooms 1 Bathroom
Oil Gas/Solid Fuel	Land	Garage X2	Parking

**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533  
**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.  
**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.  
**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.





Kitchen



Lounge/Diner



Bathroom



Bedroom Two





### Property Description

Located in the crofting township of Cove, on the periphery of the picturesque village of Poolewe, this four bedroomed detached house with double garage offers well proportioned accommodation spread over two floors and lies within an owner-occupied crofting plot extending to approximately 2.5 HA. Positioned in a private and peaceful setting, the property benefits from stunning views over Loch Ewe and will appeal to those looking for a family sized home. Internally, the ground floor accommodation comprises an entrance porch and hallway, off which lies a front facing bedroom, the family bathroom, a substantial, double aspect lounge with open fire, a dining room and a kitchen. This room is fitted with wall and base mounted units with worktops, a sink with mixer tap and drainer, and has a fridge, an integral dishwasher, gas hob with extractor fan over and an electric oven. From the kitchen, a door gives access to the utility room which has a washing machine, a freezer, and a further door to the rear elevation. The accommodation is completed on the first floor by a shower room which has a wash hand basin, WC and a wet-walled shower cubicle with an electric shower and three bedrooms, one of which has an en-suite and the other which is a triple aspect room and both views towards the loch and neighbouring countryside. These rooms offer the flexibility to be utilised in a number of ways including as a home office/study if required. Further pleasing features include oil fired central heating and double glazed windows. Outside, the croft land surrounds the property, while being partially enclosed by mature trees and hedging, providing privacy. A tarmac driveway provide ample space for parking a number of vehicles and in turn leads to the detached double garage which has power and lighting.

In addition to the house, and situated opposite, is a traditional, two bedroomed A-frame wooden chalet which occupies an elevated position and is included in the sale price. Although the chalet requires a degree of modernisation, once complete, it would make a cosy home or potentially, a short term holiday let due to its desirable and seldom available location. Internally, the property houses two bedrooms, a bathroom, a kitchen and a good sized lounge/dining room. This bright and airy, double aspect room offers storage, and has a door to a well placed decking area which overlooks the dramatic scenery. Storage is provided by the way of a cupboard in the hall and second bedroom, as well as the loft. There is no fixed heating within the accommodation, with LPG gas being used for the kitchen hob and the stove within the lounge being solid fuel.

Externally, the former stone byre has been converted into a garage and offers excellent additional storage, as well as having power and lighting. The de-crofted garden grounds extend to 0.10HA and are defined by posts and iron fencing, with a number hedges and trees being located over the grounds.

Please be aware, you must cross a cattle grid to access both of the properties. The path to the chalet has an incline and is uneven underfoot and care should be taken when accessing the grounds.

Early viewing of both properties are recommend to appreciate the potential within, as well as the tranquil location and outstanding views.



First Floor Bedroom One



Bathroom

### Rooms & Dimensions

Entrance Vestibule  
Approx 1.89m x 2.84m

Entrance Hall

Ground Floor Bedroom  
Approx 2.35m x 4.19m

Bathroom  
Approx 1.76m x 3.36m

Lounge  
Approx 7.07m x 8.95m

Dining Room  
Approx 4.39m x 2.39m

Kitchen  
Approx 3.22m x 2.28m

Utility Room  
Approx 1.08m x 2.42m

Landing

Shower Room  
Approx 2.00m x 1.85m

First Floor Bedroom One  
Approx 2.64m x 4.20m

First Floor Bedroom Two  
Approx 2.64m x 4.20m

First Floor Bedroom Three  
Approx 3.38m x 4.17m

WC  
Approx 0.94m x 1.26m

Garage  
Approx 6.86m x 9.05m

### Chalet

Entrance Vestibule  
Approx 0.90m x 1.18m

Hallway

Kitchen  
Approx 2.71m x 2.21m

Lounge/Diner  
Approx 5.21m x 5.84m\*

Bathroom  
Approx 2.02m x 2.71m

Bedroom One  
Approx 4.10m x 2.70m

Bedroom Two  
Approx 3.50m x 2.41m

Garage  
Approx 11.35m x 3.57m\*

(\*At widest point)

