



ATTIC 2

2.24m x 1.87m (at widest points)
Steps from the hall lead up to a small carpeted area with a cupboard. On the left hand side is a low, wood-lined attic space with velux windows to either side and a small window to the side of the property. It is only possible to kneel in this space which has a very low ceiling.

SHEDS

The blue painted large timber garage/shed offers ample storage space or alternatively could be used as a single garage space or studio. An agricultural gate from the road opens to the double garage doors. There is also a timber garden tool shed beside the cottage.

GARDEN

The garden of the property stretches from the front of the house to the road. It is full of established shrubs and flowers and has been much loved although it is now a little overgrown. There is a coal bunker to the left hand side of the wooden gate at the entrance to the garden.

HEATING

The property is heated by an open fire in the living room, a multi-fuel stove in the kitchen and electric storage heaters.

GLAZING

The property is fully double glazed.

EXTRAS

The property is sold as seen with floor coverings, curtains, fittings, white goods, furniture and contents. There is no warranty provided for the white goods.

COUNCIL TAX

The current Council Tax Band on this property is Band C. Please be aware this may be subject to change upon sale.

SERVICES

The property benefits from mains electricity and water. Drainage is to a septic tank.

ENTRY

By mutual arrangement. Early entry is available.

VIEWING

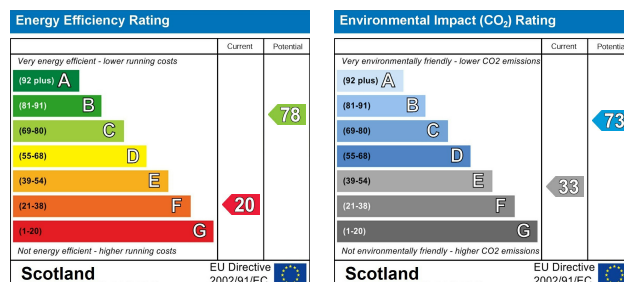
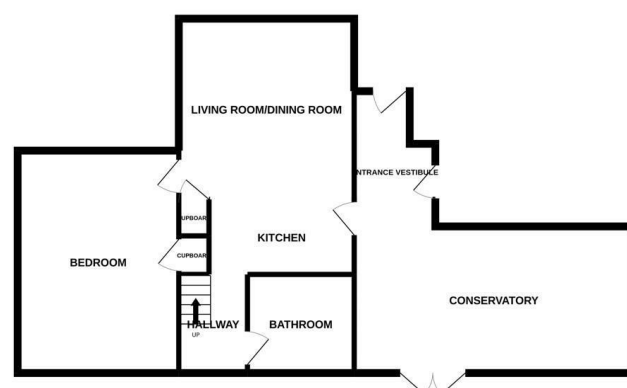
Contact Anderson Shaw & Gilbert on 01463 253911 on Monday - Friday 9am until 5pm to arrange an appointment to view. If calling on an evening or weekend, please call the Highland Solicitors' Property Centre on 01463 231173 and they will be able to arrange a viewing on your behalf.

EMAIL

ASGproperty@ledinghamchalmers.com

HSPC REF

60131



The Barn, 109a Achiltibuie, Ullapool, IV26 2YG

Delightful Stone Barn Conversion Set in an Idyllic Location in Achiltibuie Full of Character and Potential with Sea Views over to the Summer Isles

*** VIEWINGS CURRENTLY SUSPENDED ***

- Attractive Barn Conversion
- Open Plan Living, Dining & Kitchen
- Bedroom
- 2 Floored Attics
- Garden and Tool Shed
- Sought After Location
- Conservatory
- Bathroom
- Garage/Shed
- EPC Band - G



Inverness Office: York House, 20 Church Street, Inverness, IV1 1ED
Telephone: 01463 253 911 | Fax: 01463 711 083
Ullapool Office: Village Hall, Ullapool
Telephone: 07780 600 218 (Monday & Wednesdays & by appointment)
www.andersonshaw.com | property@solicitorsinverness.com

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. 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 what it included in the sale.



Offers Over £150,000



DESCRIPTION

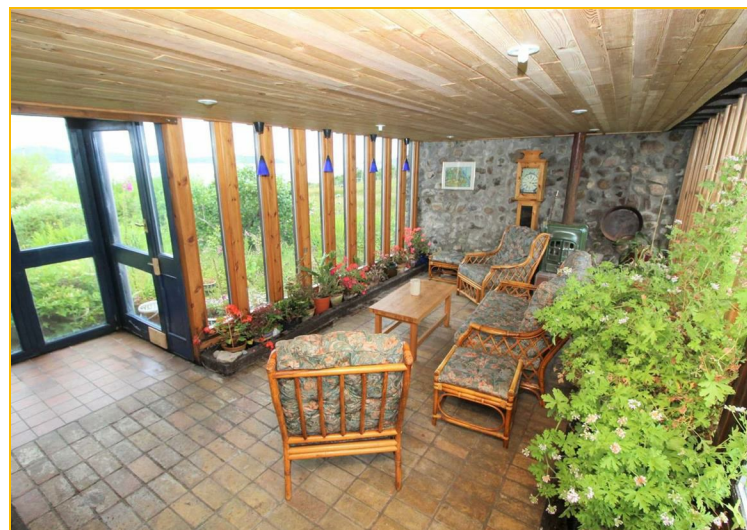
This delightful stone barn conversion in Achiltibuie is full of character and potential and sits in an idyllic location with sea views over the Summer Isles. The bright porch opens to a large conservatory extension on one side and to a timber lined open plan living area with kitchen, dining and living areas on the other. There is a double bedroom off the living area, a bathroom and two floored attic spaces. The gate opens to the garden which is full of flowers and mature shrubs with a paved path to the house. It has a large shed/garage with double doors. Parking is on the other side of the road. A home for many years to a local accordion player, it has seen many a ceilidh!

LOCATION

The road to Achiltibuie, on the Coigach Peninsula is one of the most scenic drives in Scotland with fabulous views of the Coigach mountains, lochs, islands and the sea, past a collection of crofting hamlets, the largest of which is Achiltibuie. The Barn sits above a mature garden and has outstanding views over Tanera Mor and the Summer Isles. It is close to the local Primary School, Achiltibuie Stores & petrol station, the Post Office and Coigach Community Hall (which has a regular doctor's surgery). Residents and visitors enjoy walking, climbing, water-sports and fishing as well as the peninsula's sandy beaches, sea caves and abundance of sea and wildlife. Ullapool, 24 miles away, has a secondary school (school bus service from Achiltibuie), a supermarket, a leisure centre (and pool), a health centre and an arts centre as well as cafés, restaurants and shops.

DIRECTIONS

From Inverness take the A9/A835 north west to Ullapool. From there follow the road round to the right after the petrol station and continue north for around 10 miles before turning left at the signpost for Achiltibuie. Follow the single track road for around 11 miles, passing Stac Pollaidh before turning left at the T-junction by Achnahaird beach to Achiltibuie. The Barn is the third house on the left after the Summer Isles Hotel. Park in the parking space on the opposite side of the road. Go through the gate by the road and up the path through the garden to the house. A paved path leads to steps to the front door.



ENTRANCE PORCH

1.38m x 1.16m

The timber front door with a glazed panel opens to the porch which has a tiled floor and a cupola above.

CONSERVATORY

5.71m x 4.63m (approximately)

There is a small step down to the bright conservatory which has a brick floor and glazed walls on two sides. At one end is a stove and at the other are fitted wall and floor units. A double window/door overlooks the garden of the neighbouring property. Under the worktop there is a fridge and a freezer. The conservatory has been designed to accommodate a spring which runs under the building.

OPEN PLAN LIVING/DINING/KITCHEN

6.80m x 4.56m

A glazed timber door opens to the open plan living room of the former stone barn. The room is full of character with the scent of wood smoke in the air. Light floods in from a skylight window above the kitchen, windows to the front and side and small, low window which looks out to the front door step of the house.

The lounge area (4.09m x 3.97m approx) is wood panelled, except for a feature feature stone wall. There is an open fire in a cast iron surround with a tiled hearth, fire surround and a red flue leading up and though the attic to the chimney..

The kitchen area (2.94m x 2.46m approx) has hand built fitted wooden floor units with a mosaic tiled worktop, stainless steel sink, a terracotta tiled splashback, a built in electric hob, oven and an under counter fridge and slimline dishwasher. Two walls have built in open wooden shelving. A morsio squirrel stove one a raised plinth has a flue which reaches up to the ceiling. A drying pulley hangs from the higher wood-lined ceiling above the kitchen.

The dining area (2.95m x 2.10m approx) is accessed by a step-up on the other side of the kitchen. There is a built-in cupboard and wooden shelving.

BEDROOM

3.58m x 3.01m (widest points)

Two steps up from the dining area is the double bedroom. The room is wood panelled with one stone wall and a window with glazed panel below has views of the Summer Isles. There is a built-in wardrobe and a fitted mirror.

HALL

1.97m x 1.07m

A curtain from the dining area opens to a small hallway which leads to the bathroom. Steps lead up to an attic space. The hall is partly tiled and there is a window which looks to the back of the property.

BATHROOM

2.28m x 1.80m (approximately)

The bathroom has a white cast iron bath with electric shower over and a lemon coloured wash hand basin and wc, ample hooks for clothing and towels and a towel rail. There is mosaic tiling on two walls, around the bath and on the floor. The two stone walls have been painted lemon white and there is a small window to the back of the property.

ATTIC 1

2.94m x 2.25m (at widest points)

A Ramsay-style ladder leads through the hatch to an attic room above the living room which is timber lined with a velux window on each side and a window at one end. The apex of the room is just over 1.5 m high. The stove pipe from the lounge area fire warms the space.

