



## Craggan Glas Clashnessie, Lochinver IV27 4JF

Detached 3 Bedroom Cottage with Various Out-Buildings, "Tiny House" and Land included in the Sale Enjoying Superb Views across Clashnessie Bay

- Sun Lounge / Porch
- Lounge
- Kitchen
- Dining Room
- 3 Bedrooms
- Shower Room & Bathroom
- Oil Central Heating
- Double Glazing
- Garden, Land & Outbuildings
- EPC Band - D





## DESCRIPTION

Craggan Glas is a detached cottage appreciating a lovely aspect across to Clashnessie bay, with its sandy beach. The property is set in large garden grounds with out buildings and a "tiny house", which is set on the land to the side and provides a small but charming holiday let appreciating amazing views to the sea. Set separately from the main house, this area of land would be ideal as a building plot, subject to Local Authority consent.

The main house offers nicely proportioned accommodation accessed via a good sized sun lounge/porch. The lounge has a open fire set within a feature stone wall with integrated seating to either side and is open plan to a dining room, which has patio doors opening to the garden at the rear. The ground floor is completed with a kitchen, utility room and shower room.

An open-tread wooden staircase gains access to the first floor accommodation including three bedrooms and a bathroom. Benefiting from oil central heating, the cottage is mostly double glazed and enjoys lovely views, either towards the sea or over the surrounding countryside.





## LOCATION

The property is set in the crofting township of Clashnessie on the Stoer Peninsula in Assynt, renowned for its stunning, wild scenery set amidst spectacular mountains and sandy beaches. Set just off the NC500, the property looks across the surrounding croft land towards the bay with sandy beach. There are lots of activities available for the more active including mountain climbing, fishing or sailing on the sea, with Clachtoll, Clashnessie and Achmelvich beaches all a short drive away. On land there are red deer, otters and badgers. The bird life is prolific including buzzards and other birds of prey, gannets, skua, divers and oyster catchers. Assynt is famed for its numerous fresh water lochs offering wild brown trout fishing. Primary education is Lochinver Primary School and Secondary education is provided at Ullapool High School (bus service provided) Local necessities can be found in Lochinver, some 9 miles distant with further shops and service available in Ullapool, some 43 miles away. The city of Inverness, the capital of the Highlands, is approximately 99 miles away.

## DIRECTIONS

From Inverness follow the A9 north. Take the second exit onto the A835 at the Tore roundabout. At the next roundabout continue on the A835 to Ullapool, then follow the signs for the north (Lochinver). Follow the road through Elphin and turn left at the T-junction at Ledmore, towards Lochinver. Just before you get to Lochinver, take the right turn off signposted for Stoer

and Clachtoll. Follow the road through Clachtoll and Stoer, passing the bright yellow hostel (on the left). Just after the sign saying your entering Clashnessie, take the first immediate turning to the left and then the first track to the right. Craggan Glas is the first property on the left hand side.

## SUN LOUNGE / PORCH

5.12m x 2.44m

Double door open from the front garden into the sun lounge set to the front with windows to front and side looking over the garden and beyond to the bay. Tiled floor and Perspex ceiling. Glazed panel to the lounge. Glazed door opening to the hallway. Door to shower room.

## SHOWER ROOM

2.33m x 0.94m

The shower room is set off the sun lounge and is fitted with a wc and wash hand basin and shower cubicle with electric shower fitted. Small wall mounted cabinet with mirrored door.

## HALL

Accessed via the sun lounge, the hallway has wooden flooring and doors opening to the lounge and utility room. Eye level hatch concealing the electric meter and consumer unit.

## LOUNGE

6.44m x 3.78m

The lounge is a nicely proportioned room with feature

stone wall incorporating inset fire place with built in seating to either side. Wood lined walls and ceiling. Opening to the dining room at the rear. Door to kitchen. Small glazed panel to the hall. Glazed panel to the sun lounge. Wooden open tread staircase leading to the upper accommodation.

#### **DINING ROOM**

2.82m x 1.67m (approximately)

Set to the rear of the property, this is a bright room with windows to either side and patio doors opening to the garden. Wooden flooring. Louvre door to shelved cupboard.

#### **KITCHEN**

3.78m x 2.26m

Fitted with modern base and wall units incorporating an electric ceramic hob and oven and integrated dishwasher and fridge. One and a half bowl stainless steel sink with drainer. Wall mounted shelving. Wood lined walls and ceiling. Door to shelved pantry cupboard. Window to the rear garden. Recessed storage area.

#### **UTILITY ROOM**

2.87m x 1.98m

Set to the front of the property with deep recessed window looking over the garden, this room has a fitted work surface which would be equally ideal as a breakfast bar. Wall mounted shelving. Plumbed for a washing machine. Ceiling mounted clothes drying pulley. Door to cupboard with shelving.

#### **LANDING**

The open tread wooden staircase leads from the lounge up to the first floor landing. Doors opening to three bedrooms and a bathroom.

#### **BEDROOM**

3.80m x 3.55m

Set to the front of the property with window appreciating a superb view across the garden to the bay with sandy beach, this is a good sized double room. Double doors to a fitted wardrobe with hanging rail and shelf. Further double doors to eaves storage.

#### **BATHROOM**

3.26m x 1.34m

The bathroom is set to the front of the property with window looking over the garden to the sandy beach beyond. Fitted with a white suite comprising bath with shower and screen above, vanity wash hand basin with storage below and wc. Double doors to a cupboard with further double doors above to further storage. Wall mounted mirror.

#### **BEDROOM**

3.17m x 2.99m (widens to 3.55m)

This is another good sized double room with window looking over the garden to the sandy beach and surrounding mountains. Door to cupboard with shelving. Double doors to fitted wardrobe with hanging rail and shelf and further double doors opening to eaves storage. Wall mounted shelving. Small glazed panel to the landing.



## **BEDROOM**

3.50m x 3.36m (longest/widest points)

Set to the rear of the property this room has double doors to a cupboard with shelving and double folding doors to a wardrobe with hanging rail and shelf. A large step down takes us to the sleeping area with windows to either side and French doors to the rear looking across the surrounding croft land.

## **BYRE**

6.16m x 4.10m (approximately)

The large stone built shed is attached to the side of the property with metal and Perspex roof. Power and light. Two further stone built sheds to the side, which are in need of some repair.

## **GARDEN**

The garden is laid mainly to grass with a multitude of trees and bushes planted. Gravelled driveway to the front of the property. Paved patio area. Water taps. There is land to the front and side, which has separate access to a "tiny house" which sits on a concrete plinth and looks over Clashnessie bay and out to sea. This is accessed through a gate in the fence and also has a separate access from the upper access track.

## **TINY HOUSE**

The small timber "tiny house" is set on the adjacent land and has been used in the past for holiday letting. With power, light and solar panels, this quaint and charming building appreciates superb views across to the sea and surrounding countryside. This area has superb plot potential, subject to Local Authority consent.

## **HEATING**

The property benefits from oil central heating.

## **GLAZING**

The property is mostly double glazed with the exception of the sun lounge/porch and the shower room.

## **EXTRAS**

All fitted floor coverings, blinds, hob, oven, dishwasher, fridge and washing machine are included in the sale price.

## **COUNCIL TAX**

The council tax on this property is Band C. You should be aware that this may be subject to change upon sale of the property.

## **SERVICES**

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

## **ENTRY**

By mutual agreement.





**VIEWING**

Contact Anderson Shaw & Gilbert, part of Ledingham Chalmers, on 01463 253911 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 as they may be able to arrange a viewing on your behalf.

**EMAIL**

asgproperty@ledinghamchalmers.com

**HSPC REFERENCE**

60532



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> <span style="font-size: 2em;">90</span> </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>Scotland</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	<div style="text-align: center;"> <span style="font-size: 2em;">80</span> </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>Scotland</b>	EU Directive 2002/91/EC





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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.

