



Crannag & Crann Tara, Plot & Croft, 115 Rhitongue, Tongue IV27 4XW

Crann Tara: Well Proportioned & De-crofted Detached 3
Bedroom Bungalow

Crannag: Spacious 2 Bedroom De-crofted Detached
Bungalow

Building Plot: De-crofted Building Plot extending to
approximately 0.24 acre

Owner Occupied Croft: Registered croft extending to
approximately 8.94 acres





DESCRIPTION

This is a unique opportunity to acquire a portfolio including two detached properties, a registered owner occupied croft and a building plot.

Crannag & Crann Tara are modern, detached bungalows nestled in rugged rural landscape on the now infamous North Coast 500, each with a stunning open aspect across the Kyle of Tongue and Tongue Bay across to Rabbit Island. In excellent order throughout, the properties are currently operating as successful holiday homes and can be purchased as a going concern, subject to negotiation. Alternatively you could reside in one and let out the other, or build a new property (subject to planning permission) and continue to rent out the bungalows.

Finished to a high standard, both properties offer bright and spacious accommodation designed to take advantage of the lovely aspect.

HOLIDAY HOME BUSINESS

The properties are being sold as residential properties, but can be purchased as a going concern, subject to negotiation, with all contents (with the exception of some personal items) included in the sale. These successful holiday homes are currently advertised on the Unique Cottages website <https://www.unique-cottages.co.uk/cottages/highlands/sutherland-caithness/ca3-crannag> & <https://www.unique-cottages.co.uk/cottages/highlands/sutherland-caithness/ar7-crann-tara>

LOCATION

The properties are set on the outskirts of the village of Tongue on the scenic northern coastline of Scotland on the well known NC500 route. This is a good location for outdoor activities including scuba diving, fishing or walking with sheltered sandy beaches within easy reach. The area hosts an abundance of local wildlife including seals, whales and birds, with Duncansby Head providing views to the large sea stacks and nesting seabirds. Dunnet Head has an RSPB reserve and is some 54 miles distant. For the more adventurous, there are several challenging munros in the vicinity and zip wiring and cliff jumping available at Durness, some 30 miles away. Primary school education is provided for in Tongue with older children attending Farr High School at Bettyhill (bus service provided). There is a general store, post office and two restaurants in the village with a seasonal café within walking distance of the croft. Bettyhill (approximately 12 miles to the east) is home to a leisure centre with swimming pool. Both Crannag and Crann Tara appreciate a prime position for viewing the space launches across the water at Talmine, which will be the home of Space Hub Sutherland.





DIRECTIONS

From Inverness take the A9 north and take the third turn off at Tore roundabout to continue on the A9. Follow the road along and then take the turn off to the left, signposted for Skiach Services, Ardgay & Lairg (you can continue on the A9 and follow the signs for Ardgay, if you prefer, however this is a longer route). Follow this road through Ardross to the very end and turn left continuing into Ardgay and then Bonar Bridge. Turn left, where signposted for Lairg, and continue on this road through Invershin and Lairg following the signs for Tongue. On reaching Tongue, at the T-junction, turn right (signposted for Bettyhill & Thurso) and follow the signs for Weavers Café. After passing the café on the left, continue for approximately 0.50 mile, across a cattle grid and then take the next track to the left, signposted for Croft 115 Rhitongue. Take the first turning to the right - Crann Tara is the first property on the right and Crannag is to the left.

CRANNAG

This detached bungalow is set in approximately 0.25 acre of de-crofted garden grounds. The lounge has a multi-fuel stove, providing a cosy as well as attractive focal point, and the kitchen is well fitted with modern base and wall units with integrated appliances and ample space for dining. Both bedrooms are good sized doubles, each enjoying modern en-suite facilities and there is a sauna to ease weary bones after an active day on the hills. Crannag was built with habitable trusses and Veluxes in the loft space, providing excellent development potential, subject to Local Authority consent.

ENTRANCE VESTIBULE

UPVC door with glazed panel and side panel opens from the front to the vestibule. Wall mounted cabinet concealing the electric consumer unit and meter. Door with glazed panel to the hall.

HALL

The hallway has doors opening to the lounge, kitchen, bedrooms and sauna. Double sliding doors to shelved linen cupboard housing the hot water tank.

SAUNA

2.24m x 1.49m

This pine lined room is set to the rear of the property with opaque glazed window. Fitted benches with slate floor and smoked glass door to the hallway.

LOUNGE

4.40m x 4.22m

This nicely proportioned room is set to the front of the property with windows to the front and side both taking advantage of the superb aspect. The multi-fuel stove is set on a tiled plinth with distressed wooden mantle and provides an attractive, as well as cosy, focal point. Telephone aerial point & cabled for satellite.

KITCHEN/DINING ROOM

5.30 x 2.41 (widens to 3.53)

The kitchen is well fitted with modern base and wall units incorporating a one and half bowl stainless steel sink with drainer. Integrated dishwasher and fridge freezer. Induction hob with extractor hood above and integrated electric oven and microwave. Ample space for dining. Windows to the front and side taking full advantage of the superb aspect.

UTILITY ROOM

2.13m x 1.70m

Situated off the kitchen this room also has a door with a glazed panel giving access to the garden at the side. Larder unit with fitted work surface and plumbing for a washing machine below. Hatch to loft space with pull down ladder. The loft has habitable trusses fitted and there are windows to the front offering excellent expansion potential subject to any necessary planning consent.

BEDROOM

3.43m x 3.37m (widens at entrance)

Set to the rear of the property with window to the side looking out over

Tongue Bay to hills beyond. Double sliding oak doors open to a fitted wardrobe with hanging rail and shelf. Sliding mirrored door opens to a concealed en-suite.

EN-SUITE SHOWER ROOM

2.34m x 1.28m

Fitted with a modern suite, this room is set with opaque window to the rear of the property and is fitted with a large double shower cubicle with both rain and jet shower heads. Fitted wc and vanity wash hand basin with storage below and mirror with inset lighting above.

BEDROOM

3.43m x 3.34m (widens at entrance)

Set to the rear of the property with window to the side appreciating views over the driveway and croft land to the Kyle of Tongue and mountains beyond. This is a twin room with sliding mirrored door to the concealed en-suite.

EN-SUITE SHOWER ROOM

2.34m x 1.31m (longest/widest points)

Fitted with a modern suite, this room is set with opaque window to the rear of the property and is fitted with a large double shower cubicle with both rain and jet shower heads. Fitted wc and vanity wash hand basin with storage below and mirror with inset lighting above.

HEATING

The property benefits from electric storage and panel heating supplemented by the multi-fuel stove.

GLAZING

The property benefits from double glazing.

GARDEN

The property is set in de-crofted garden grounds extending to approximately 0.25 acre with patio area to the side taking full advantage of the views. Coal bunker. Log Store. Water tap. Planted flower beds to the front and generous parking provision, laid to gravel, to front and side. Wall mounted pull out clothes dryer to the rear.

CRANN TARA

This detached bungalow offers well proportioned accommodation with the public rooms set to the front, taking advantage of the open sea views. The lounge has a multi-fuel stove, providing a cosy as well as attractive focal point, and the kitchen is well fitted with modern base and wall units with integrated appliances and ample space for dining. The bedrooms are all good sized doubles, with the master enjoying a modern en-suite shower room and there is a good sized family bathroom. Like Crannag, Crann Tara was also built with habitable trusses and Veluxes in the loft space, providing excellent development potential, subject to Local Authority consent.

ENTRANCE VESTIBULE

Accessed via a door at the rear of the property, the vestibule has double mirrored doors opening to a good sized cupboard. Door with glazed panels to the hall.

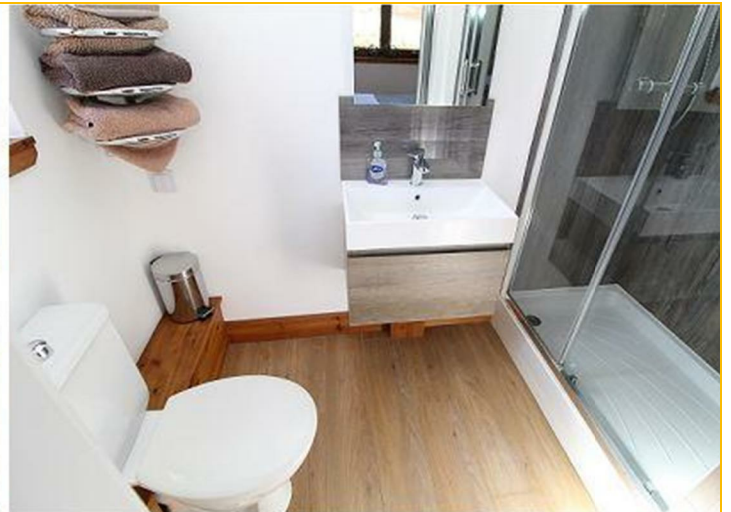
HALL

Doors leading to the lounge, kitchen, bedrooms and bathroom. Door to cupboard housing the electric consumer unit.

LOUNGE

4.50m x 4.20m approx

This nicely proportioned room has a large window to the front enjoying the superb open outlook and appreciates a multi-fuel stove set within a stone and slate feature fireplace. Wall shelf. Door with glazed panels to the hall



KITCHEN/DINING ROOM

7.18m x 3.10m longest/widest approx

Fitted with modern base and wall units incorporating a one and a half bowl stainless steel sink with drainer. Integrated appliances including double electric oven and ceramic hob with extractor hood above, dishwasher and fridge freezer. Feature plinth lighting. Window to the front appreciating the superb view. Ample space for table and chairs. Sliding doors to fitted cupboard. Door to utility room.

UTILITY ROOM

Set to the side of the property this room is accessed via the kitchen and has a door with glazed panel to the garden. Floor mounted heating boiler. Hatch accessing the loft space.

BEDROOM

3.60m x 3.38m approx

Set with window to the rear, this is a double room with two sets of double sliding mirrored doors to the fitted wardrobes with hanging rails and shelf in each. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

3.60m x 1.22m approx

Fitted with a modern white suite incorporating wall hung vanity wash hand basin with storage below and mirror incorporating lighting above, wc and large shower cubicle. Opaque window to the rear.

BEDROOM

3.60m x 2.80m

This is a double room, set with window to the rear. Double sliding mirrored doors to the fitted wardrobe with hanging rail and shelf.

BATHROOM

3.10m x 2.08m approx

Fitted with a white suite incorporating bath with shower and screen above, wash hand basin with mirror with inset lighting above and wc

BEDROOM

3.35m x 2.92m approx

Set with window to the rear, this is a double room with double sliding mirrored doors opening to a fitted wardrobe with hanging rail and shelf.

HEATING

The property benefits from oil central heating supplemented by the multi-fuel stove in the lounge.

GLAZING

The property is fully double glazed

GARDEN

The garden is laid mainly to gravel for easy maintenance and providing excellent off-road parking. Planted area. Feature stone built walls. Metal shed

EXTRAS

All fitted floor coverings, blinds, curtains, oven, hob, extractor hood and integrated appliances are included in the sale price. Some of the contents may be available subject to negotiation. The properties can be purchased as a going concern with contents included in the sale (with the exception of some personal items), subject to negotiation.

SERVICES

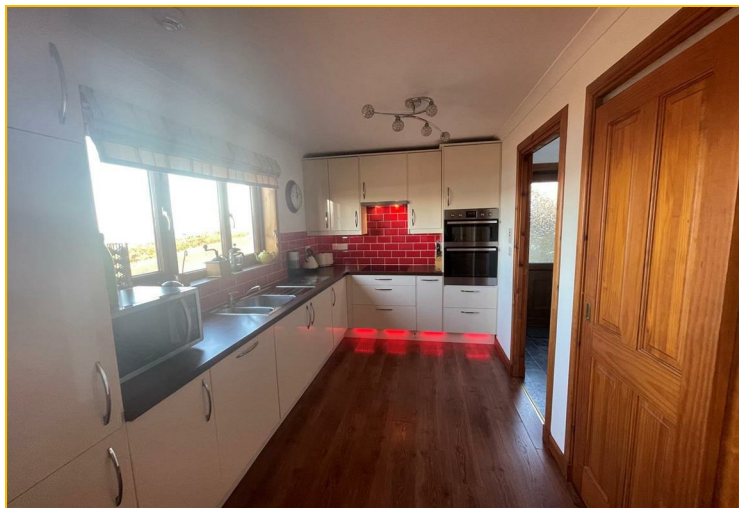
Both properties benefit from mains electricity and water. Drainage is to a septic tank (each property has its own).

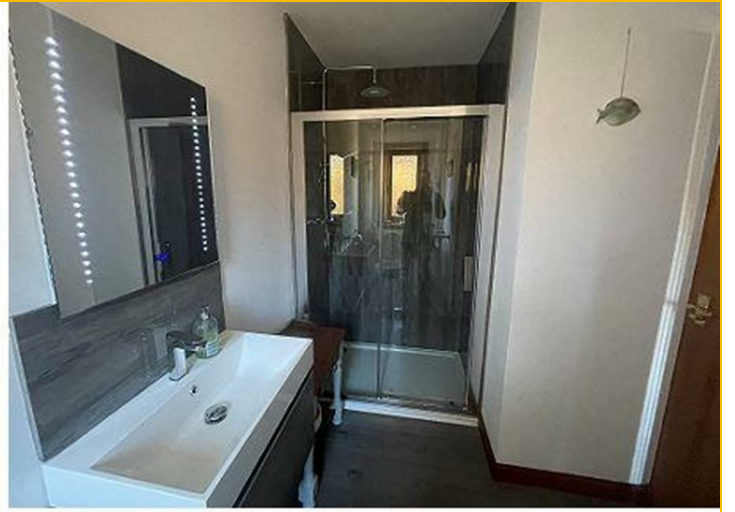
RATEABLE VALUE

Both properties are currently used as a holiday lets. Crannag has a rateable value of £2600. Crann Tara has a rateable value of £4400

ENTRY

By mutual agreement.





BUILDING PLOT

There is a de-crofted building plot extended to approximately 0.24 acre included in the sale, which has planning in principle granted (22/00177PIP)

OWNER OCCUPIED CROFT

The sale comes complete with an owner occupied croft, which has been registered, and extends to approximately 3.62 Ha (8.94 acres).

VIEWING

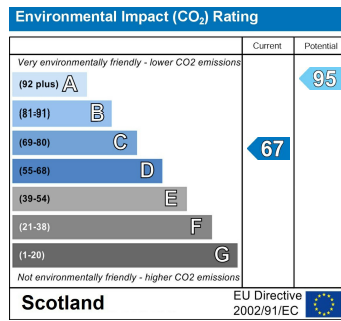
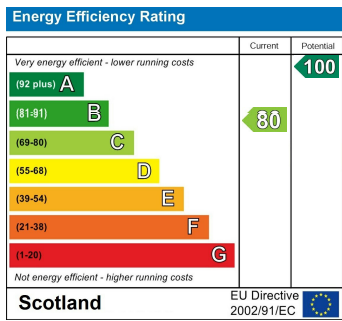
Viewings are strictly by appointment. Contact Anderson Shaw & Gilbert, part of Ledingham Chalmers on 01463 253911 Monday - Friday 9am until 5pm to arrange an appointment to view. If calling on an evening or weekend, please call the Highland Solicitors' Property Centre on 01463 231173 and they will be able to arrange a viewing on your behalf. Please note that in most cases viewings will require to be between 10am - 3pm on Saturdays.

EMAIL

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HSPC REFERENCE

59517





Crann Tara



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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.

