

## Old Post Office Skerray

**Offers over  
£215,000**



- 2/3 Bedrooms
- Rural location
- Workshop
- Detached house
- Outbuilding
- Multi-functional rooms

Nestled in the serene Scottish Highlands, this traditional stone cottage has been thoughtfully converted into a cosy 2 bedroom home. Perfectly blending rustic charm with modern comfort, the property also boasts a versatile annex, ready for development. This offers the exciting opportunity to either expand the main house into a spacious 3 bedroom home or create a self-contained one bedroom annex - ideal for guests, rental income, or multi-generational living.

The property is located about 8 miles from Tongue and 40 miles west of Thurso, making it accessible while maintaining a tranquil, remote feel. The nearby Skerray harbour adds to the appeal, providing a glimpse into the local coastal lifestyle and fishing heritage. Torrisdale beach is only 4 minutes walk away from the property.

Air source central heating, additional wood burning stove, electric solar panels and EV charger. Council tax band C and energy performance rating C. For a Home Report and the 360 tour, please go to our website [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)

What3Words ///incurring.verb.collides

**Hall 7' 10" x 5' 7" (2.4m x 1.7m)**

Enter via a half glazed front door into a bright hallway. It has laminate flooring, neutral/rustic decoration, doors opening into the kitchen, bathroom, lounge and under stairs cupboard. Wooden stairs wind up to the first floor landing.

**Lounge 11' 2" x 10' 2" (3.4m x 3.1m)**

A well proportioned, cosy room that has laminate flooring, stone and wood panelled walls. There is a recessed window overlooking the front of the property and countryside beyond. A wood burning stove is inset a stone fireplace and either side it is a shelved alcove and a sealed doorway that could be reopened to access the annex.

**Downstairs bathroom 8' 6" x 5' 7" (2.6m x 1.7m)**

A modern bathroom with a white suite consisting of a toilet, pedestal wash hand basin and bath. The bath has a tiled splashback and an electric shower. A large, frosted window floods the room with daylight and a wall extractor fan provides additional ventilation.

**Kitchen 13' 1" x 11' 6" (4m x 3.5m)**

A country style kitchen has built in wooden floor units, shelving, breakfast bar and worktop. It incorporates a white sink and standalone electric Rangemaster cooker with overhead extractor hood. The room has a stone floor, recessed windows overlooking the front and rear of the property, and doors opening into hall and utility. There is space for a kitchen island, dresser and under counter fridge and freezer.

**Utility room 13' 1" x 7' 3" (4m x 2.2m)**

A handy utility that has laminate flooring, 2 windows overlooking the garden and a half glazed external door. There is a sink and drainer, plumbing for a washing machine and tumble dryer and space for a fridge freezer and kitchen table with seating for at least 2 people.

**Landing 7' 10" x 5' 3" (2.4m x 1.6m)**

A large Velux window bathes the space with natural light. It has laminate flooring, wood clad walls and ceiling, built in cupboards and doors leading into a bathroom and 2 double bedrooms.

**Upstairs bathroom 7' 10" x 5' 3" (2.4m x 1.6m)**

A smart room that has laminate flooring, wood panelling, half vaulted ceiling and a Velux window. There is white roll top bath with telephone tap/shower, pedestal wash hand basin and toilet.

**Bedroom 1 11' 2" x 9' 10" (3.4m x 3m)**

An elegant double bedroom with laminate flooring, vaulted ceiling, wood panelling, a Velux window and dormer window. There is a built in hanging rail and shelving.

**Bedroom 2 10' 10" x 9' 10" (3.3m x 3m)**

A double bedroom with laminate flooring, vaulted ceiling and a recessed window with window seat.

**Annex – hall 5' 11" x 3' 3" (1.8m x 1m)**

A half glazed front door opens into the hall. This part of the property is ready for refurbishment. The wooden staircase has an under stair cupboard and there is a door leading into the lounge/kitchen.

**Annex - Lounge/Kitchen 14' 1" x 12' 6" (4.3m x 3.8m)**

This large room has 3 windows overlooking the garden, a wall opening into a utility room, a stone chimney breast with a wood burning stove and a stone feature wall. There is an electricity supply and plumbing for a kitchen.



#### **Annex - Utility room 7' 10" x 6' 7" (2.4m x 2m)**

A rear, lean-to room that has a window and external door leading out into the garden.

#### **Annex - Bedroom/Bathroom 14' 1" x 11' 10" (4.3m x 3.6m)**

An open plan room with a vaulted ceiling, plastered walls, wooden floor, 2 Velux windows and a dormer window. There is a roll top bath, corner sink and a separate room with a toilet.

#### **Workshop 17' 5" x 11' 6" (5.3m x 3.5m)**

A large, detached building that is brick built with a corrugated roof, flag stone floor, wooden double doors and window. There is an electric and water connection to the workshop and this could be used if an outside toilet was to be built.

#### **Outbuilding 47' 7" x 11' 6" (14.5m x 3.5m)**

A stone outbuilding with a corrugated roof that is divided internally by 3 rooms. Ideal for renovation.

#### **Garden**

A big, wraparound garden that is divided into sections, e.g., vegetable patch, fruit cage, established trees, willow beds, willow arch and shrubs, etc. There is a wooden summer house (3m x 2.5m) with a pot belly wood burner, polytunnel (6m x 3.5m) with raised beds. The property has a parking area and EV charging point.

Rangemaster cooker and cooker hood are included in the sale.

Please call Pollard Property on 01847 894141 to arrange a viewing.

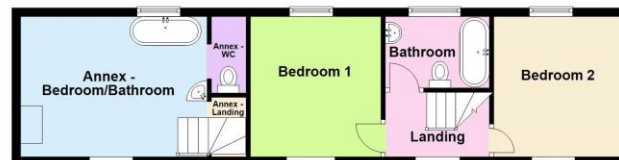




Ground Floor



First Floor



**Asking Price** in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement **For current tax bandings:** [www.saa.gov.uk](http://www.saa.gov.uk) **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a **FREE**, no obligation valuation and market appraisal on your property please contact us on 01847 894141.

**INTERESTED PARTIES SHOULD NOTE:** Particulars have been prepared to give intending purchasers an overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, or facilities are in good working order. Purchasers must satisfy themselves on such matters before purchasing. It should not be taken that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be taken that the property remains as displayed in the photographs. Areas, measurements or distances referred to are given for guidance only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Planning permissions or potential uses such information is given in good faith, purchasers should make their own enquiries into such matters. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Neither these particulars nor any communication by us on behalf of the vendor relative to the property shall form part of any contract unless it is incorporated within a self proving document signed by or on behalf of our client in terms of Section 3 of the Requirements of Writing (Scotland) Act 1995. No representation or warranty in relation to the property is given by us and no person in the employment of Pollard Property or anyone employed by them has any authority to make such representation or warranty. All offers will receive consideration but the sellers do not bind themselves to accept the highest or any offer. The sellers reserve the right to accept any offer at any time regardless of whether or not a closing date for offers has been fixed and without notifying any other interested party of their intention to do so.