

Detached house which requires full renovation situated in an elevated position in a stunning rural location in the hamlet of Letters which overlooks Lochbroom with Beinn Dearg and the surrounding hillsides across the Loch. The house is 10 miles from the popular fishing village of Ullapool 40 miles from Dingwall and 53 miles from the Highland capital, Inverness. Schooling for Primary and Secondary pupils is available in Ullapool for which transport is provided. A range of facilities are available in Ullapool including a national supermarket, shops, cafes, restaurants and bars, wider facilities can be found in Dingwall or Inverness, the house is within commuting distance of both. The locality around Letters offers a range of outdoor activities, The Ben Wyvis National Nature Reserve is a short distance away which is ideal for hillwalkers and climbers.

Honeysuckle Cottage is a traditional stone built 1½ storey cottage under a corrugated iron roof with kitchen and bedroom extension added some years later. The property is now in need of full renovation and has a great deal of potential. There is a large orchard garden which extends to approx. 1 acre and which has several fruit trees including apples pears and plums. The land at the front of the property is fertile and yields fine vegetables. On completion of renovation work, this property would provide an idyllic family home or a stunning rural holiday let.

Directions: From Dingwall, follow the A835 towards Ullapool for approx. 37 miles then turn left at the signpost for Letters then first right. Continue for 2½ miles, the cottage is on the left just past the post box.

**What3Words** ///washable.tilting.trader

**NB. There is Japanese Knotweed present on the eastern side of the property**

Services: Mains electricity. Private water supply.

Drainage is to a private septic tank.

Council Tax— C

A Home Report is available at [www.OneSurvey.org](http://www.OneSurvey.org)

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

HSPC Out of Hours Call 01463 231173 Monday to Friday

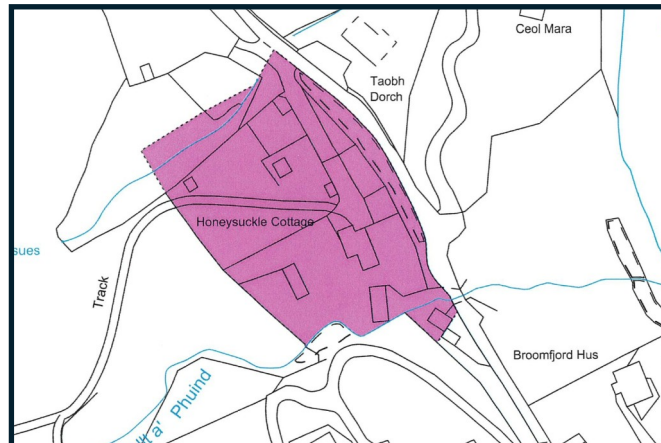
8am - 9am and 5pm - 11pm. Saturday 8am - 11pm and

Sunday 8am - 11pm

Email: [property@middletonross.co.uk](mailto:property@middletonross.co.uk)

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to [property@highlandhomes.co.uk](mailto:property@highlandhomes.co.uk).

Floor coverings, curtains, blinds and kitchen appliances are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.



  
**HIGHLAND HOMES**  
by Middleton Ross

# FOR SALE



**Honeysuckle Cottage, Letters, Lochbroom, IV23 2SD**

**Offers Over £160,000**

- **Detached Full Renovation Project**
- **Lounge & Lounge/Diner**
- **Kitchen/Diner**
- **Three Bedrooms & Boxroom**
- **Bathroom and W.C.**
- **Oil Central Heating and Open Fires**
- **Orchard Garden Extending to approx. 1 Acre**
- **Several Outbuildings Ripe for Development**
- **Stunning Views of Lochbroom**
- **EPC Rating Band G**



01349 865125  
**highlandhomes.co.uk**

REF 29  
HSPC 61355







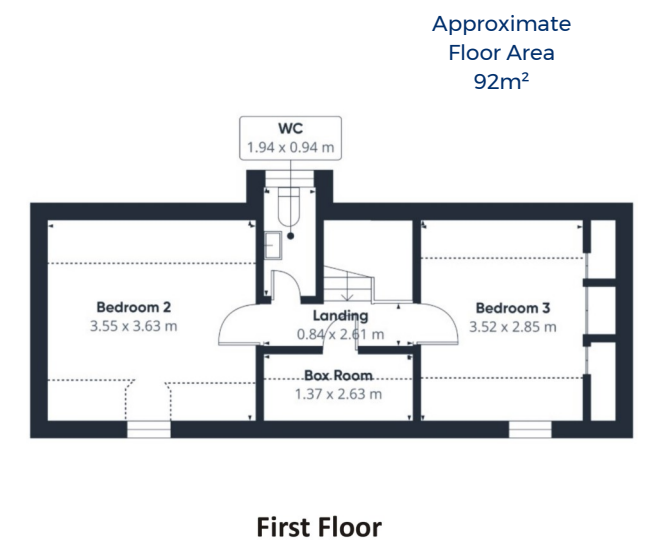
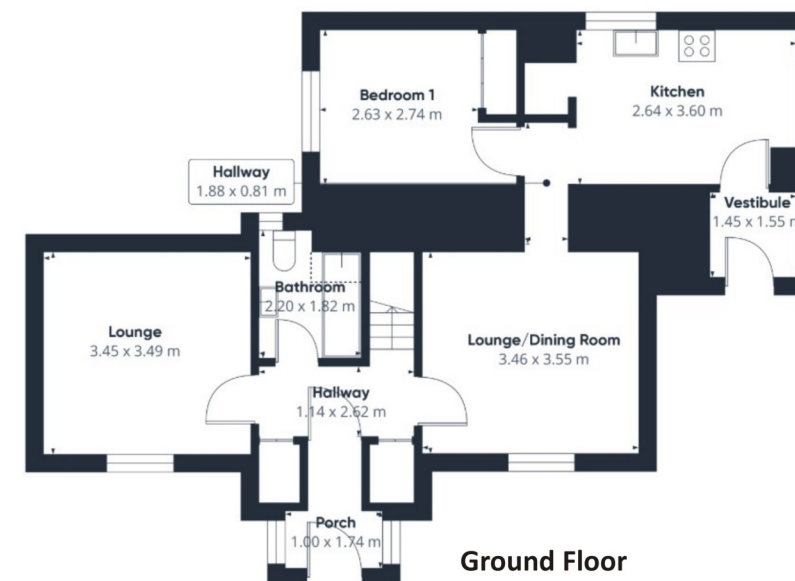
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**Honeysuckle Cottage, Letters, Lochbroom, IV23 2SD**

**Offers Over £160,000**

Detached house in need of full renovation with a great deal of potential situated in a stunning rural location overlooking Lochbroom and the mountains beyond.



Approximate  
Floor Area  
92m<sup>2</sup>