

# Glen Loth Bothy, Sutherland, KW8

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# Iconic bothy deep in the wild and scenic Highland Flow Country within the Glen Loth Estate.

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Offers over £125,000

## Distances

Inverness Airport 77 miles, Dornoch 29 miles

Helmsdale 4 miles, Skibo Castle 23 miles

(All distances are approximate)

## Area

1.154 acres

## What3words Location

firebird.clinking.marginal

## Description

This iconic bothy lies deep in wild and scenic Highland Flow Country but within short reach of the A9, North Coast 500 touring route, as well as both Kildonan and Helmsdale train stations with services to London.

Formerly the 19th-century Duke of Sutherland's shepherd's cottage, this beautiful cut-stone property offers the increasingly rare chance for off-grid living, organic homesteading, a boutique rental, or a local industry project such as a microbrewery or traditional weaving centre.

The bothy/site includes: three stone outbuildings, an old ice house, two mature trees, over an acre of organic land, plus pure natural water in the adjacent strath which contains micro gold deposits from nearby Baile D'or. There is also a holy spring well nearby.



With panoramic skies, clean air, and a uniquely pristine landscape to explore, this 19th-century property now requires a sensitive owner to restore this classic Highland gem to its former glory.

Brochs, stone circles and ancient menhirs litter this beautiful landscape, as do wild red deer, eagles plus a varied and abundant flora for foraging. Superb beaches are also close with fresh seaweed and molluscs, as well as numerous estate game shoots and loch side fishing. Idyllic Glen Loth is reputedly the place where the last witch of Scotland was hanged and the last wolf shot in the 1700s: it is truly a magical place where mystery and stillness can still be found. Skibo Castle, Dunrobin, and Dornoch offer luxury living and dining, horse-riding, falconry, and golf, with salmon permits being purchasable for the nearby river in Helmsdale. Sailing also lures many to this spectacular area in summer months, as it provides the perfect base for exploring a myriad of bucolic Scottish islands off the mainland's majestic coastline, whilst cycling, climbing (Munro-bagging) and hiking inland are enjoyed all year round. The UK's most remote pub, The Garvault Lodge, is a few minutes' drive away boasting a fine connoisseur whisky selection.

## Viewing

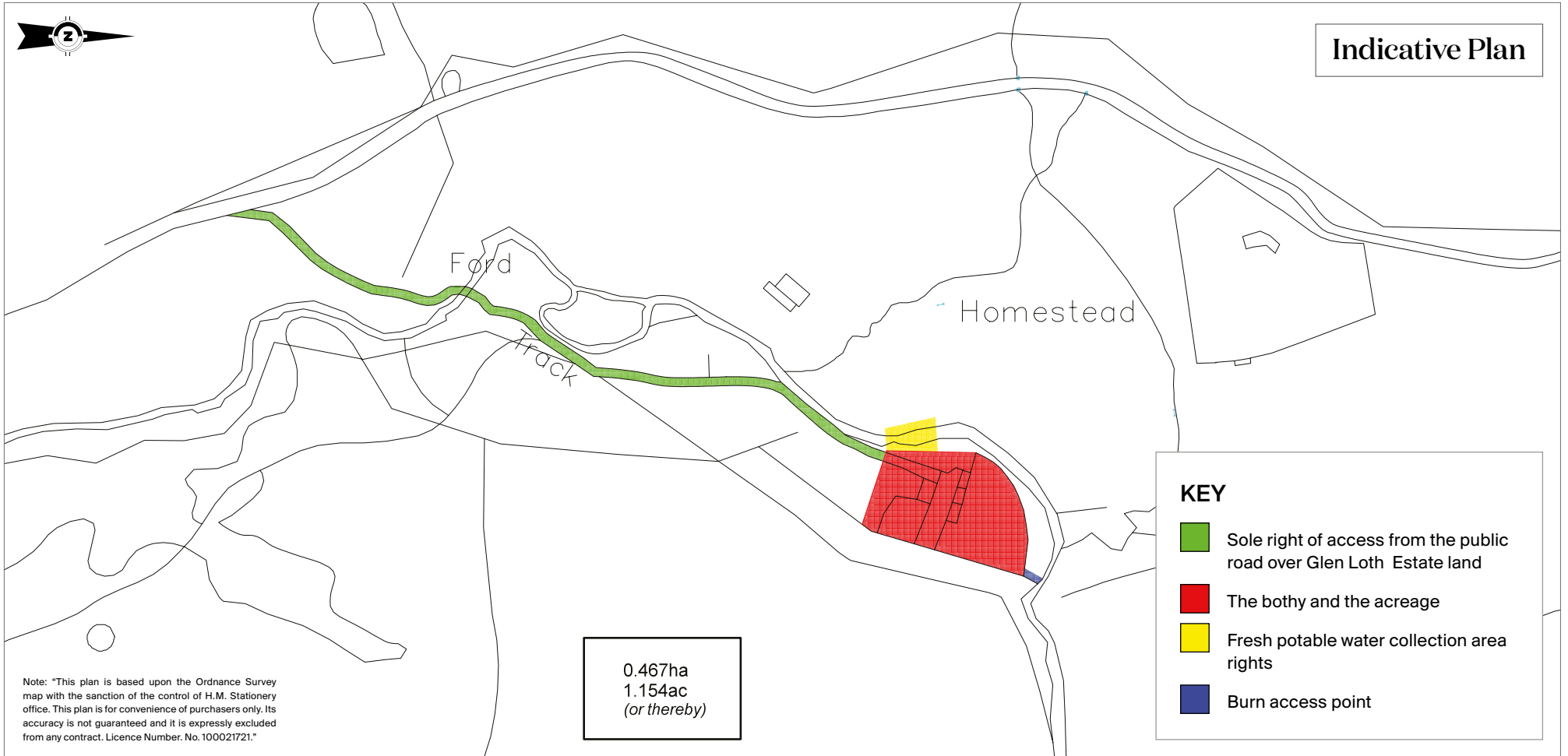
By appointment through Knight Frank on 0131 222 9600. Viewing requires traversing the burn or ford from the main road, and is undertaken at viewer's risk. The track to the bothy will support a 4x4 vehicle but one must proceed with caution.

## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



*'The wilderness is an untamed, unpredictable place of solitude and searching. It is a place as dangerous as it is breathtaking, a place as sought after as it is feared. But it turns out to be the place of true belonging, and it's the bravest and most sacred place you will ever stand.'*  
— Brene Brown



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2023.

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