



LOCH SHIN LUXURY PODS, FORGE COTTAGE

SHINNESS, LAIRG, SUTHERLAND, IV27 4DN


McEwan Fraser Legal
Solicitors & Estate Agents



The property and pods have uninterrupted views overlooking the countryside towards Loch Shin, the scenery in the area is accepted as being amongst the finest in Britain. The Forge is located approximately 5 miles west of Lairg in central Sutherland. Lairg is the hub of central Sutherland with annual sheep sales, crofters shows and regular marts. It has its own railway station with rail connections to the north and south and road networks link it with the north, west and east coasts of Sutherland. Local services include a primary school, bank, doctors surgery and a health

centre. Local shops and council service points are all available in Lairg with further facilities being available in Bora, Golspie and Dornoch. Secondary education is available in Golspie and Dornoch.

Inverness city the capital of the Highlands is an easy day round trip, Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment and is acknowledged to be one of the fastest growing cities in Europe. The Highland capital provides excellent retail, cultural, educational,

entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands is renowned for its outdoor pursuits with easy access from Inverness to the year-round sports playground of The Cairngorm National Park. The ruggedness of the north-west Highlands, often referred to as the last great wilderness in Europe are also accessible with this area boasting some of the most beautiful coastal areas and mountains in Scotland.



THE LOCATION

LOCATION IMAGES: LOCH SHIN & CARBISDALE CASTLE

FORGE COTTAGE



Loch Shin luxury pods and Forge Cottage presents an opportunity for the new owners to acquire a quality family home that has been completed to an exact standard with the added benefit of a successful glamping business. Forge Cottage is situated on a decrofted site of

0.1194 Ha with an additional 2.037 Ha of decrofted land which includes the pod site, building, stables and a area of paddock land. The main house can facilitate bed and breakfast occupancy which would add to the current income that the glamping holiday business currently

earns. The relevant planning and building warrants are in place to add a further 6 pods. A home report in respect of the house and garden ground is available and is valued at £450,000. A true turn-key business offering a country lifestyle in a very popular part of Scotland.

KEY FEATURES:

- Well appointed main lounge with views to Loch Shin
- Large study room
- Luxury designed kitchen by Ashley Ann
- Underfloor heating on ground floor
- LPG gas cooker range and an Alpha 800 oil fired range
- Oak flooring
- Ground floor bedroom
- Family bathroom
- Large utility room with WC
- Master bedroom with a lounge area and en-suite bathroom
- Including a luxury walk-in shower and walk-in dressing room
- 2 further en-suite bedrooms and family bathroom
- Excellent storage cupboard and wardrobes throughout
- Double garage
- Four luxury Pods set within a landscaped garden
- 2 Stables
- Tack shed
- Feed room
- Large Farm building, 60ft x 40ft
- Wood store
- Landscaped gardens to the front and rear included stone walled borders





THE LOUNGE

THE KITCHEN

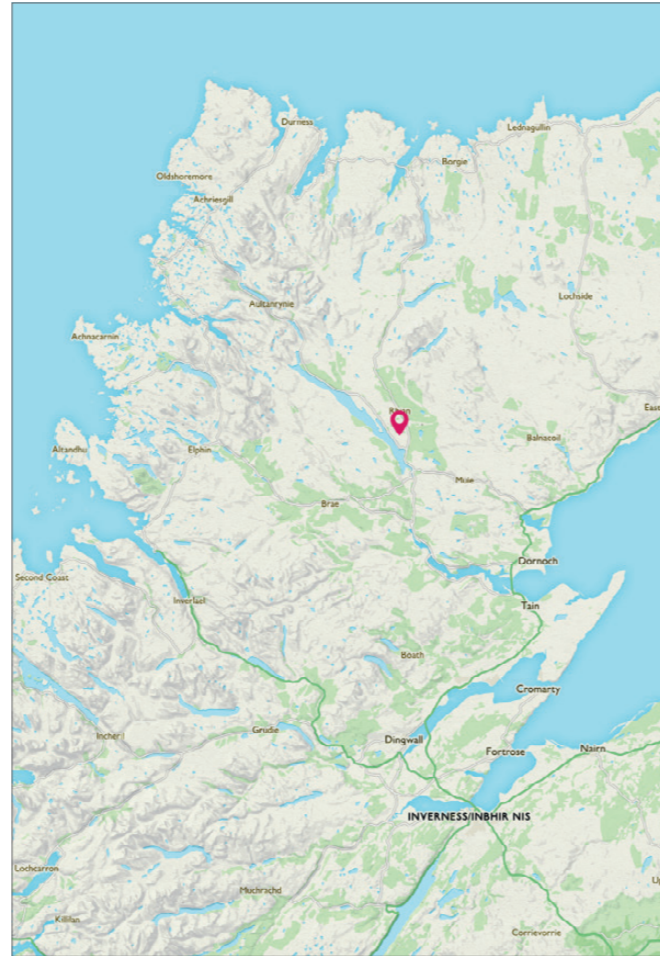


BEDROOMS & BATHROOMS



THE PODS





OUTBUILDING

THE DETAILS

Approximate Dimensions (Taken from the widest point)

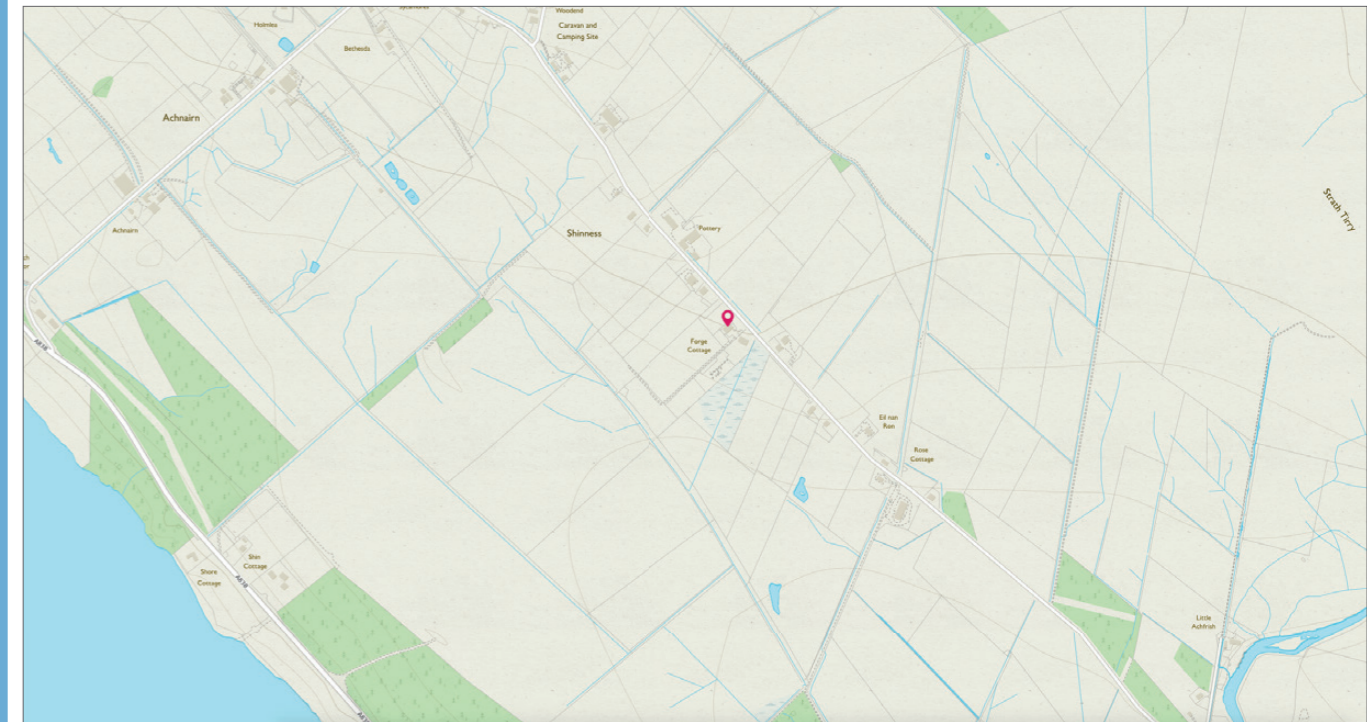
Kitchen/Diner	6.60m (21'8") x 4.60m (15'1")
Lounge	5.20m (17'1") x 5.20m (17'1")
Utility	3.20m (10'6") x 3.00m (9'10")
Study	5.20m (17'1") x 2.70m (8'10")
Master Bedroom	9.06m (29'9") x 6.30m (20'8")
En-suite Bathroom	4.40m (14'5") x 1.80m (5'11")
Bedroom 2	5.50m (18'1") x 3.80m (12'6")
En-suite 2	2.10m (6'11") x 2.00m (6'7")
Bedroom 3	6.00m (19'8") x 3.80m (12'6")
En-suite 3	3.00m (9'10") x 1.80m (5'11")
Bedroom 4	3.40m (11'2") x 3.40m (11'2")
Shower Room	3.00m (9'10") x 2.40m (7'10")
WC	1.80m (5'11") x 0.90m (2'11")

Gross internal floor area (m²): 273m²

EPC Rating: C

Extras: The property sale will include all fixed floor coverings and blinds where applicable and all integrated kitchen appliances are included. All relevant contents to run the glamping business will also be included in the sale. There is a range of plant and equipment available under separate negotiation, a list will be supplied on request.

Option to purchase further croft land of 11.0436 Ha owned and 34.25 rented (total 45.2936 Ha) and includes a 1/28 share in Shinness common grazing, (hill grazing) available by separate negotiation. Accounts are available by interested parties on request by a solicitor only.






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**Part
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Text and description
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