



## 21W Craft Village

Durness, Lairg, Highland, IV27 4PT

Offers Over £135,000



\* UNDER OFFER \*

A rare opportunity to purchase a property within the Craft Village at Durness on the north coast of Scotland. A property that has potential to be many things from a large home to a home with business retail area and workshop. Combined with the views to the west over looking Loch Croispol and the hills beyond this is a unique property.

Ground Floor: Living Room, open plan Living Room/Dining Room/Kitchen, four/five bedrooms, one with en-suite shower room, utility, bathroom and former shop unit comprising two rooms and entrance vestibule.

Durness is a fantastic location for those who seek the quiet and solace of the Highlands of Scotland along with running a business on the NC500 Route. With the hills of Foinaven and Arkle nearby and the most Northern Munro Ben Hope only a short drive away hill walking enthusiasts have plenty of scope for adventure. World famous beaches, cliff side walks and an abundance of wildlife.





KITCHEN/FAMILY ROOM 18'4" x 22'11" (14'1" x 11'5")

An L shaped room with kitchen, dining area and lounge. Dual aspect windows, one over looking Loch Croispol facing west and the other out to the rear garden. the kitchen has bespoke wooden base units and unique extra shelving. There is a Belfast sink set in to a wood worktop. There is a double eye level oven set in a tall wood unit.

BEDROOM 5/OFFICE 9'6" x 9'6"

Accessed from the family room this room can either be used as a dining room Office or fifth bedroom.

HALL

A spacious central hall has most of the rooms leading from it. There are two large storage cupboards and access to the boiler room.

BEDROOM 1 9'10" x 9'10"

A double bedroom overlooking Loch Croispol

LIVING ROOM 18'0" x 9'6"

This large room also over looks Loch Croispol and has access to bedroom 4

BOILER ROOM

The boiler room contains the thermal store and boiler for the property. A spacious area and ideal for drying clothes and storing items in a warm environment.

BATHROOM 11'1" x 4'11"

The bathroom has a white w/c and bath with overhead electric shower, the ceramic wash basin sits in a vanity unit with storage below.

BEDROOM 2 11'1" x 10'2"

A double room situated over looking the rear garden.

BEDROOM 3 with EN-SUITE 6'10" x 11'5"

This bedroom has an en-suite shower room comprising white w/c, wash basin and shower enclosure.

BEDROOM 4 18'0" x 11'5"

A large double bedroom with a choice of three entrances to the room. This room could be added into the workshop part of the building if more workshop was required or possibly to enlarge the living room.

UTILITY 4'11" x 11'5"

A utility are between bedrooms 3 and 4 with plumbing for a sink and washing machine.

WORKSHOP 8'6" x 17'0"

the workshop is situated at the south side of the property which allows access from the craft village and was previously a workshop attached to the shop where a mixture of crafts were produced.

OFFICE 7'2" x 9'10"

Previously used as a shop in the heart of the Craft Village.

ENTRANCE VESTIBULE 7'2" x 6'6"

Access from the central courtyard in the craft village, this was the access for the public to the shop.

GARDEN

There is an enclosed garden around three sides of the property, it is enclosed with a wooden fence and field gate. Off road car parking space is available to the north of the house and accessed from the lane to the west of the craft village. To the side is a driveway that can accommodate two cars. There is a greenhouse, pond and decked area to the rear.

ADDITIONAL INFORMATION

Council Tax Band - A

EPC Rating - F

Non Standard Construction

Located in a Craft Village

LOCATION

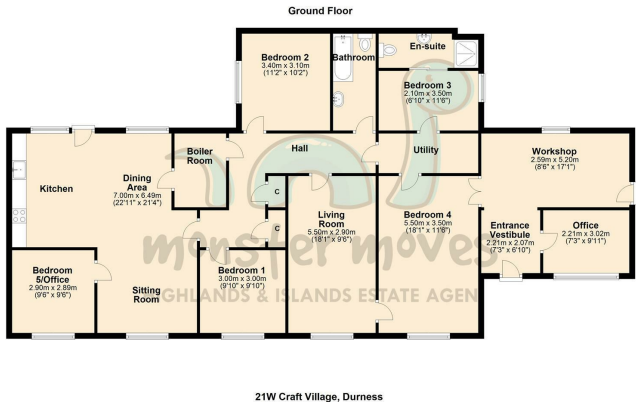
The property is located in the well known Craft Village at Durness where many people have come to look at the crafts that are made in the village. Durness is a fantastic location for those who seek the quiet and solace of the Highlands of Scotland along with running a business on the NC500 Route. With the hills of Foinaven and Arkle nearby and the most Northern Munro Ben Hope only a short drive away hill walking enthusiasts have plenty of scope for adventure. World famous beaches, cliff side walks and an abundance of wildlife.

Use What3words to locate the property ///swarm.circles.melons

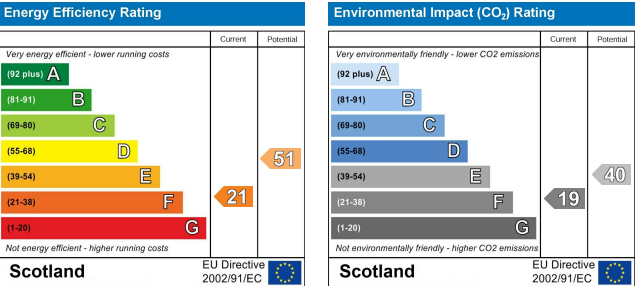
Area Map



Floor Plans

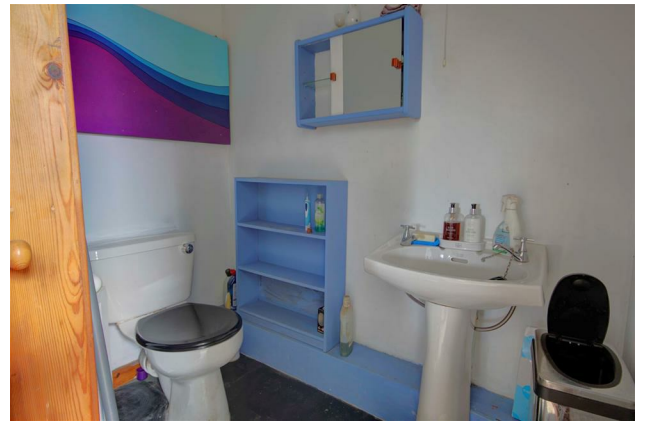


Energy Efficiency Graph









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.