

21W Craft Village

Durness, Sutherland, IV27 4PT

Offers Over £140,000

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Moves



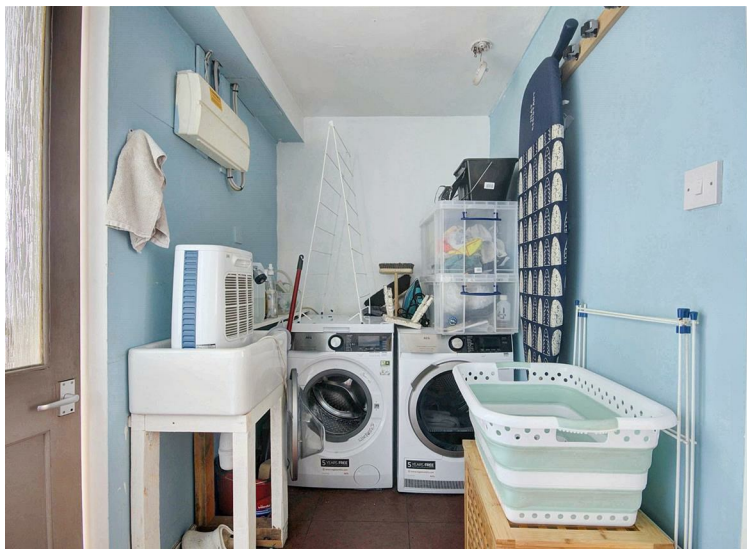
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A rare opportunity to purchase a property within the Craft Village at Durness on the north coast of Scotland. A property that has potential to be many things from a large home to a home with business retail area and workshop. Combined with the views 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.





- 4/5 Bedroom Bungalow
- Stunning Views over Loch Croispol
- Located in The Craft Village at Durness
- Potential to run a business



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
sales@monster-moves.co.uk
www.monster-moves.co.uk
 Sutherland - 01408 525001
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ENTRANCE VESTIBULE

7'2 x 9'10

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

KITCHEN/FAMILY ROOM

An L shaped room with kitchen, dining area and lounge. Dual aspect windows, one overlooking 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.



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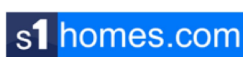
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UTILITY

4'11 x 11'5

A utility area 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

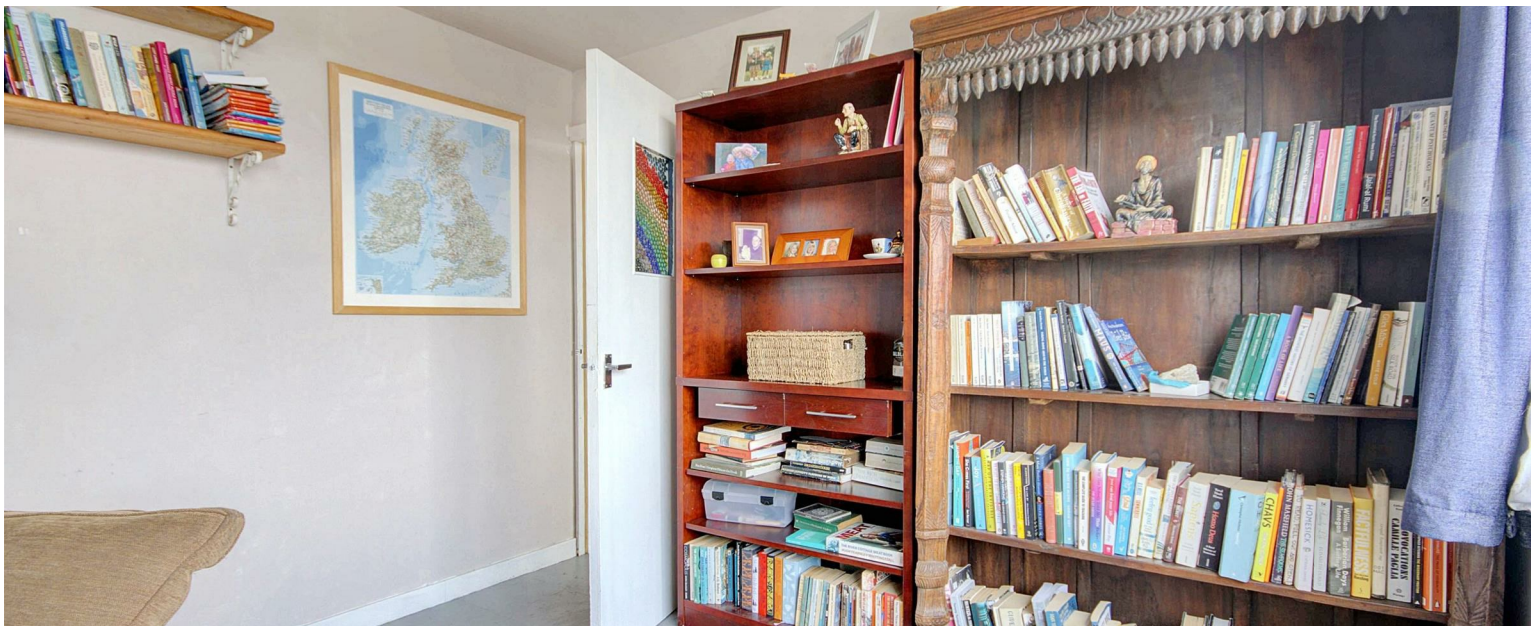
Previously used as a shop in the heart of the Craft Village.

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 side of the house and accessed from the lane to the west of the craft village and can accommodate two cars. There is a greenhouse, pond and decked area to the rear.

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. The property stands in Balnakeil Craft Village which lies one mile west of the village of Durness on the north Sutherland coast. Limited shopping, primary school in Durness. Secondary school is available in Kinlochbervie, located approximately nineteen miles south west of Balnakeil. Use What3words to locate the property ///swarm.circles.melons



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Living Wage
Foundation

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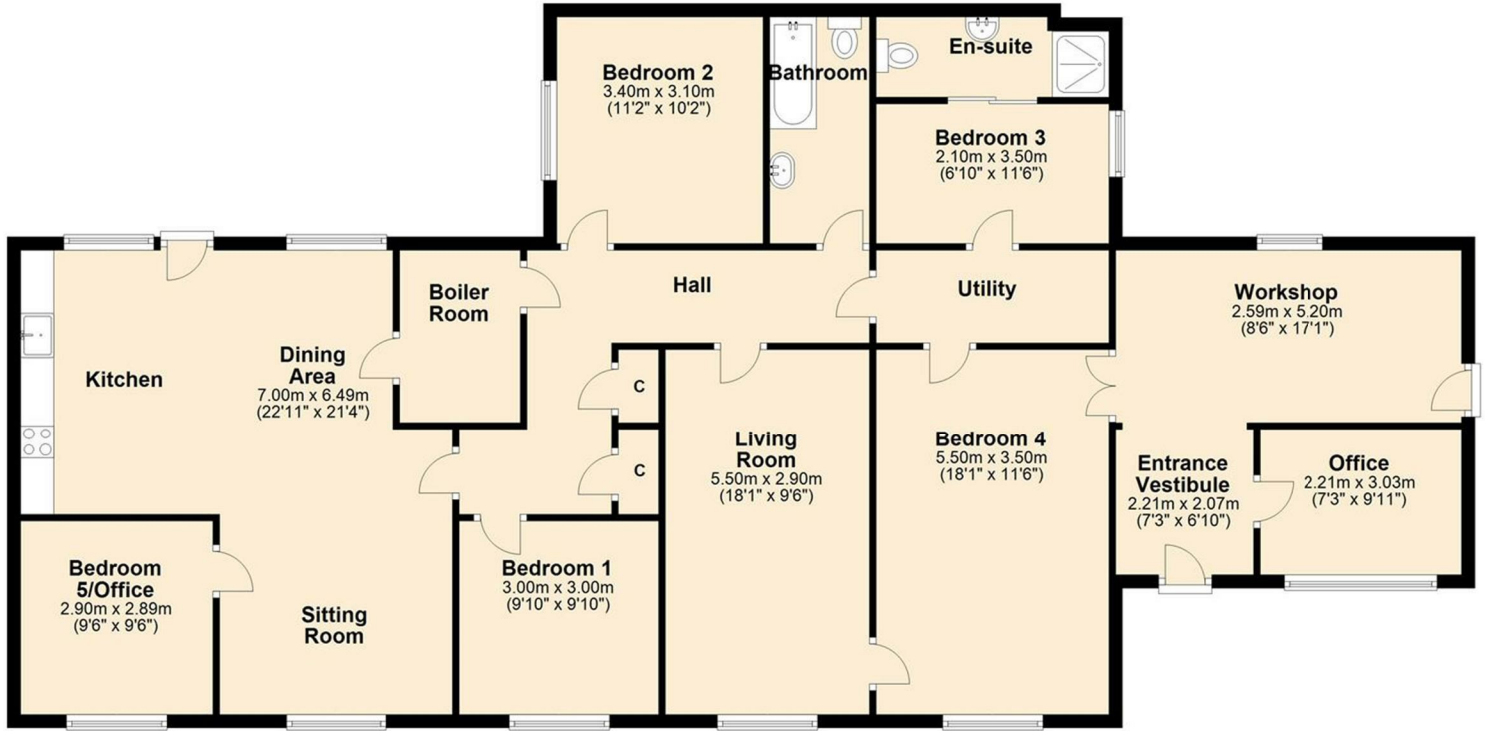
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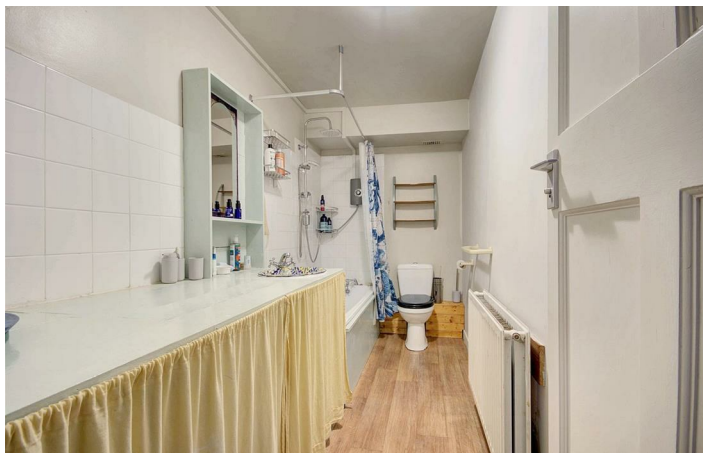
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Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	28	76
Scotland EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	23	68
Scotland EU Directive 2002/91/EC		



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Council Tax
Highland Council
Band A

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of 21W Craft Village, Balnakeil, Durness Sutherland IV27 4PT, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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