



Unique Property Overlooking Loch Inchar
Inchar House, Rhiconich, Lairg, Sutherland, IV27 4RN

Offers Over £275,000



Set in a unique location, with breathtaking views over Loch Inchar, the stunning surrounding countryside and magnificent mountains, this detached bungalow is situated in an enviable location in the semi-rural area of Rhiconich, just off the NC500 Tourist Route, on the west coast of Sutherland. Although in need of modernisation and decoration, this delightful 5-bedroom bungalow takes full advantage of the breath-taking views from every room in the house. A driveway leads down to this secluded property which enjoys total peace and tranquillity. Inchar House

would make an ideal family home or alternatively would be a perfect and idyllic Highland retreat, a haven for nature lovers, fishers, walkers, beachgoers or for simply relaxing. The unique views and stunning surrounding countryside this property has to offer must be viewed to be fully appreciated.

Location

Rhiconich is a remote hamlet located at the head of Loch Inchar on the west coast of Sutherland approximately 4 miles from Kinlochbervie and 11 miles southwest of Durness and is located just

off the famous NC500 Tourist Route. The area is known for its natural beauty, with the Rhiconich River flowing through the village and offering stunning views of Loch Inchar. The Rhiconich Hotel is a notable establishment in the region, providing accommodation for visitors. Further amenities, including petrol station, convenience stores, cafes and restaurants along with primary and secondary schools and medical practice can be found in Kinlochbervie which is surrounded by rugged countryside, Cliffside and sandy bays.

Accommodation

Entrance through half glazed UPVC door into:

Utility Room

Comprising deep laundry sink set in base unit. Work surface. Front facing window enjoying stunning views over Loch Inchard. Door into cupboard housing the central heating boiler. Further doors into two storage cupboards. Plumbed for washing machine. Space for fridge freezer and tumble drier. Wall mounted electric meter and fuse box. Vinyl flooring. Sliding door into shower room. Access through to kitchen.

Shower Room

Comprising WC and fully tiled shower cubicle with shower curtain. Vinyl flooring. Side facing window.

Kitchen/Diner

This nicely proportioned and bright kitchen/diner enjoys a large picture window overlooking the water. There is a generous selection of base units, including drawers, allowing for excellent storage. 1.5 sink and drainer with mixer tap and ample work surface. Plumbed for dishwasher. Space for under-unit fridge. Gas cooker with extractor hood above. Tiled splash-back. A multi-fuel stove provides a cosy focal point. Vinyl flooring. Radiator. The ceiling has been lined with pine panelling. Hatch through to sitting room. The dining area has fitted dining table. Door leads through to the main hallway.

Hall

Allows access to all the main living accommodation. Double sliding doors into storage cupboard with fitted coat hooks and shelving. Carpet. Ceiling light. Sliding doors lead through to the conservatory. Hatch to loft. Door into shelved airing cupboard.



Conservatory

A stunning addition to the property, this delightful room is glazed on three sides and provides a charming and peaceful addition to the property allowing a gorgeous warm setting to while away the day. This room takes full advantage of the stunning unique views that this property offers. Tiled flooring. Door out to the front of the property. Exposed stone wall. Wall lights.

Sitting Room

Enjoying a double aspect, this room sits to the rear of the property and takes full advantage of the stunning panoramic views along the Loch towards Kinlochbervie Harbour. Hatch through to kitchen. Radiator. Ceiling light.

Bathroom

4-piece cream suite comprising WC, bidet, wash hand basin and bath. Rear facing opaque window. Walls have been partially tiled. Ceiling light. Fitted wall mirror and towel rail. Radiator.

Bedroom 1

Rear facing window enjoying the stunning views over Loch Inchard down towards Kinlochbervie Harbour. Fitted venetian blinds. Built-in wardrobe with double sliding doors. Radiator. Carpet.

Bedroom 2

Another rear facing room taking full advantage of the views. Rear facing window. Fitted venetian blinds. Open wardrobe with hanging rail and shelving. Radiator. Carpet.

Bedroom 3/Office

Front facing window. Two radiators. Door into wardrobe with hanging rail and shelf. Carpet.





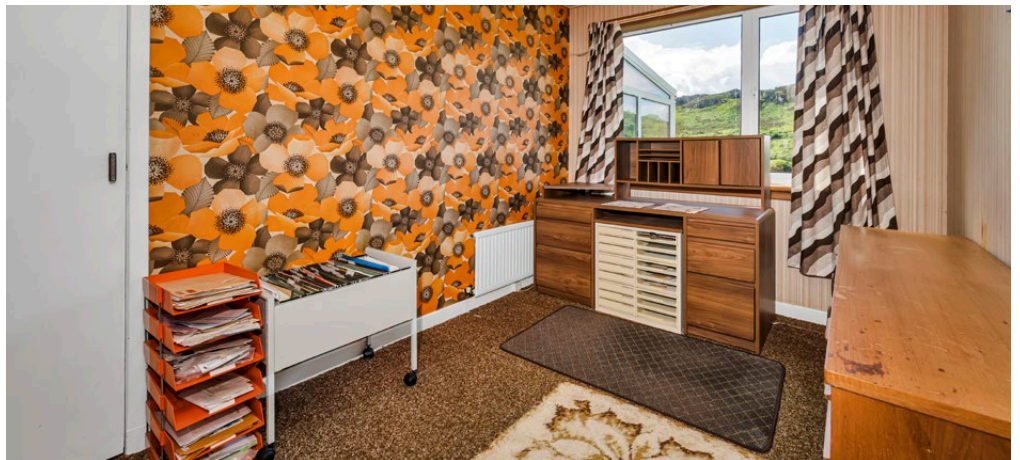
Bedroom 4

Nicely proportioned and bright room enjoying superb open views across Loch Inchard from its double aspect. Built-in double wardrobe with sliding doors. Radiator. Carpet.



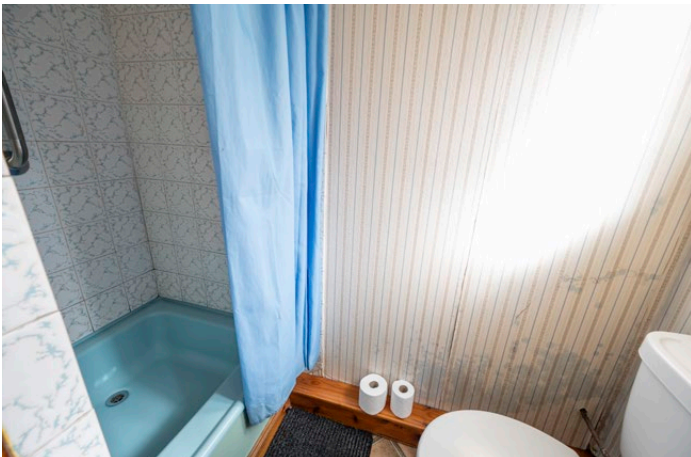
Bedroom 5

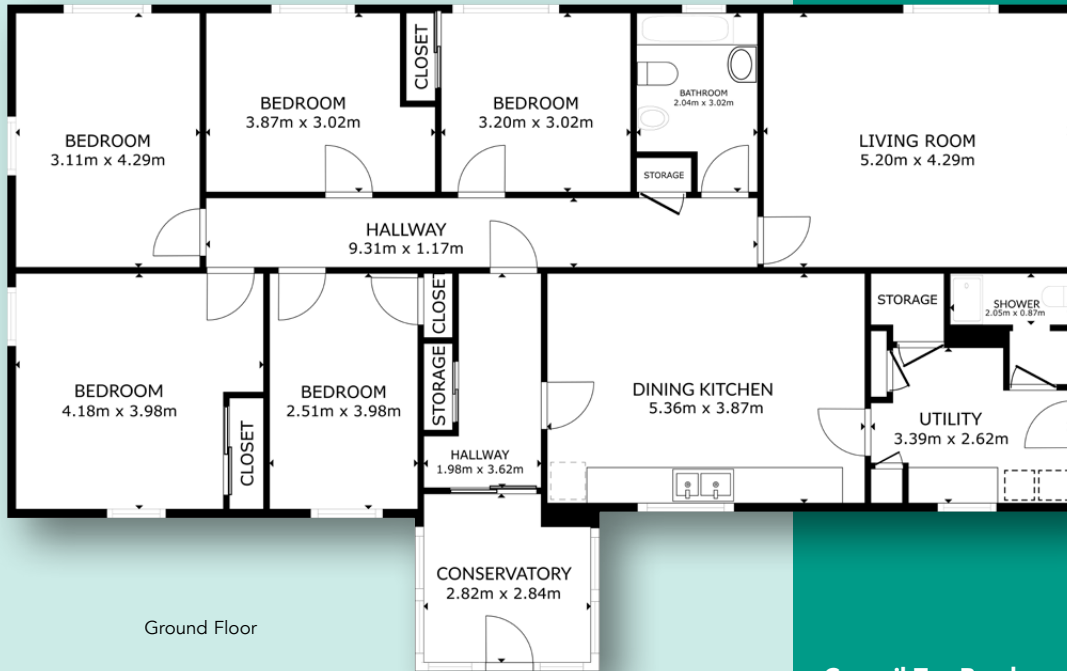
Charming and bright room with double aspect enjoying far-reaching views over Loch Inchard down towards Kinlochberrie Harbour. Radiator. Carpet.



Garden

A driveway leads down to a parking area at the side of the property allowing ample parking for several vehicles. The property sits in generous garden ground to the front, side and rear which is laid to grass and bounded by post and wire fencing shows the boundaries to the property.





Ground Floor

Utility Room	3.39m x 2.62m
Shower Room	2.05m x 0.87m
Kitchen/Diner	5.36m x 3.87m
Hall	1.98m x 3.62m
Conservatory	2.82m x 2.84m
Sitting Room	5.20m x 4.29m
Bathroom	2.04m x 3.02m
Bedroom 1	3.20m x 3.02m
Bedroom 2	3.87m x 3.02m
Bedroom 3/Office	2.51m x 3.98m
Bedroom 4	4.18m x 3.98m
Bedroom 5	3.11m x 4.29m

Council Tax Band

Band 'E'

EPC Band

Band 'E'

Post Code

IV27 4RN

Services

Mains water and electricity. Drainage is to a septic tank.

Viewing

Contact the selling agents

Entry

By Arrangement

Price

Offers over £275,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offers by offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise.

