

This region of the north west Highlands is renowned for its natural beauty, white sandy beaches, rugged coastline, outstanding mountainous regions and is in an ideal location for many outdoor pursuits such as hillwalking, fishing and sailing. The famous Handa Island is accessible via Tarbet which is nearby. The nearest facilities can be found at Scourie approx. six miles away and include a convenience store, Post Office, Medical Centre, Primary School and with a Secondary school available some 12 miles away in Kinlochbervie. A major supermarket delivers to the area.

Situated between the shores of Fanagmore Bay to the east and Loch Gobhloch to the west, Croft 67 has private access to both bays and extends to approx. 26 acres of croft tenancy. This outstanding property designed by HebHomes to the 'Longhouse' specification is practically a 'passive house'. It forms part of a portfolio consisting of the house, a one bed award winning Air B&B, a serviced caravan pitch and a studio with workshop. From its panoramic picture windows the property enjoys spectacular views across Fanagmore Bay to Foinaven Ridge. The house is spacious and enjoys a lucrative income from the Air B&B and caravan pitch, its popularity can be ascribed to its close proximity to the very popular North Coast 500 touring route.

It is highly recommended that any potential purchaser familiarises themselves with the regulations involved with a crofting tenancy and engages the services of a solicitor who specialises in crofting. More information can be found at www.crofting.scotland.gov.uk.

N.B. It is not possible to mortgage a croft

What3Words: [///swim.flush.uplifting](https://www.what3words.com/swim.flush.uplifting)

Services: Mains electricity.

Private water and private drainage for house and studio
Council Tax— D

Portfolio is exempt from Home Report.

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@highlandhomes.co.uk.

Fixtures and fittings included in the sale price. Furniture may be included by separate negotiation. The mention of services/appliances does not imply that they are in full working order.




FOR SALE

HIGHLAND HOMES
by Middleton Ross



Croft 67, Fanagmore, Scourie, Sutherland, IV27 4ST

Offers Over £475,000

- Property Portfolio
- Approx. 26 Acre Croft Tenancy
- Detached Hebhomes Longhouse
- Open Plan Lounge/Kitchen/Diner
- Utility Room
- Two Bedrooms
- Bathroom
- Access to Two Private Beaches

- Award Winning Integrated Air B&B
- Bedroom/Sitting Area
- Kitchenette & Shower Room
- Air Source Heat Pump & MVHR System
- Serviced Caravan Pitch with WC
- Studio & Workshop
- Open Plan Lounge/Kitchen Area
- Shower Room & Store Room
- Breathtaking Scenery
- EPC Rating Band B



Mansefield House, 7 High Street
Dingwall, Ross-shire, IV15 9HJ

Tel: 01349 865125 (Property)
Tel: 01349 862214 (Main)

Email: property@highlandhomes.co.uk
Web: highlandhomes.co.uk

01349 865125
highlandhomes.co.uk

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Croft 67, Fanagmore, Scourie, Sutherland, IV27 4ST
Offers Over £475,000

This outstanding property sits on a crofting tenancy which extends to approx. 26 acres. The house is surrounded by breathtaking scenery and has access to two private bays.



Approximate
Total Floor Area
House & Studio
200m²