



Rowanlea, Camustiel, Applecross - IV54 8LT

Offers Over £595,000

PATON & CO
ESTATE AGENTS





Rowanlea

Camustiel, Applecross

Rowanlea is a detached 4 / 5 bedroom modern house in immaculate condition overlooking Raasay, the Isle of Skye and the spectacular Cuillin Mountains.

- Incredible sea & hill views
- 4 / 5 bedrooms (3 en-suites)
- A short walk to stunning beaches
- 217 Sq M family home
- Lies in Camustiel, Applecross
- Planning in Principle for dwelling house on separate plot adjoining the garden grounds, available by separate negotiation.

Accommodation Comprises

Ground Floor- Porch, Reception Hall, Open Plan Sitting / Dining Room, Open Plan Kitchen / TV Room, Bedroom 4 (En-Suite), Utility Room, W.C, Ample Storage.

First Floor - Principal Bedroom (En-Suite Bathroom), Bedroom 2, Bedroom 3, Family Bathroom.

First Floor Above Kitchen- Bedroom 5 (En-Suite) / Home Office.

Gardens and Grounds- Private Driveway and Ample Parking, Shed, Large Decked Area Enjoying Sea Views.



Property Description

Rowanlea is a thoughtfully designed house built for the current owners in 2018/2019. This charming 4/5 bedroom (3 en-suite) detached house offers beautifully presented accommodation and stunning far-reaching views over the Inner Sound, Raasay and the Cuillin Mountains on the Isle of Skye. Situated in Camustiel on the Applecross, about 2 miles due south of the Applecross Inn.

The property is about 2339 Sq Ft / 217 Sq m and in immaculate condition throughout. Rowanlea is a highly efficient property offering underfloor heating to the ground floor, traditional radiators to the first floor and has been double glazed throughout.

The accommodation flows naturally from room to room and comprises a downstairs double bedroom (en-suite) and a large open plan sitting room / dining room with floor to ceiling windows making the most of the stunning westerly views. The sitting room / dining room leads into the open plan kitchen / TV room. The TV area has sliding patio doors that lead out to the decked patio and garden grounds whilst the kitchen offers a breakfast bar, integrated appliances and ample cabinetry storage. Downstairs accommodation is supported by a utility room which offers access outside, and a W.C which supports the public space on the ground floor.

The main stair from the reception hallway leads to the first floor landing. Off the landing there are three double bedrooms. The principal bedroom offers an en-suite shower room, whilst the two other bedrooms are supported by a family bathroom. Once again, this floor offers stunning westerly views. A secondary stair from the TV room gives access to a 5th bedroom and W.C. Although the W.C doesn't have en-suite facilities, provision has been made to put it in.

Outside, Rowanlea boasts a charming west-facing Highland garden to enjoy the stunning views, plenty of outdoor seating areas, and a useful storage sheds and ample parking.

There is a separate old quarry adjoining the grounds of Rowanlea that has outline planning permission for a dwelling house, available by separate negotiation.





General Remarks

Tenure

Freehold

Council Tax

Band F

EPC Energy Efficiency

Rated C

Services

Mains water.

Mains electricity supported by two solar panels for hot water.

Drainage to a private septic tank.

Oil fired central heating.

Underfloor to ground floor, radiators to first floor.

Supplementary multi fuel stove.

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

Rowanlea is not listed, nor within a conservation area.

Agents Notes

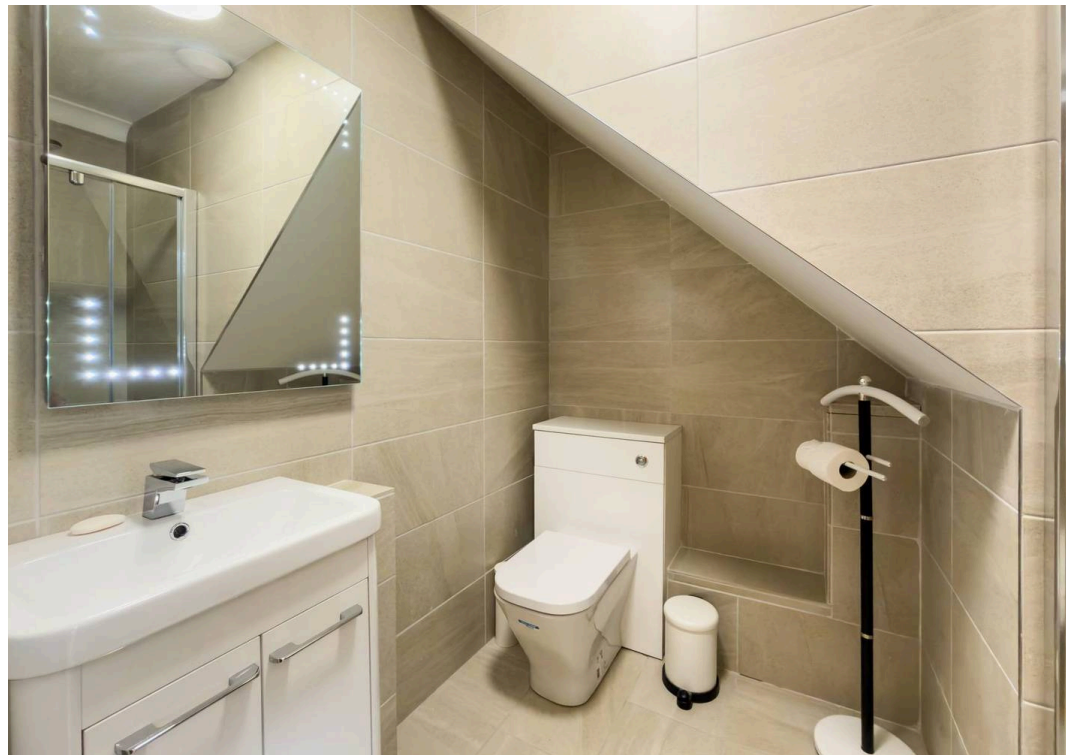
Please note, by separate negotiation, Rowanlea is being sold with a separate area of land that has outline planning permission (Planning Permission in Principle) to build a residential dwelling.

Planning Reference Number- 24/04852/PIP

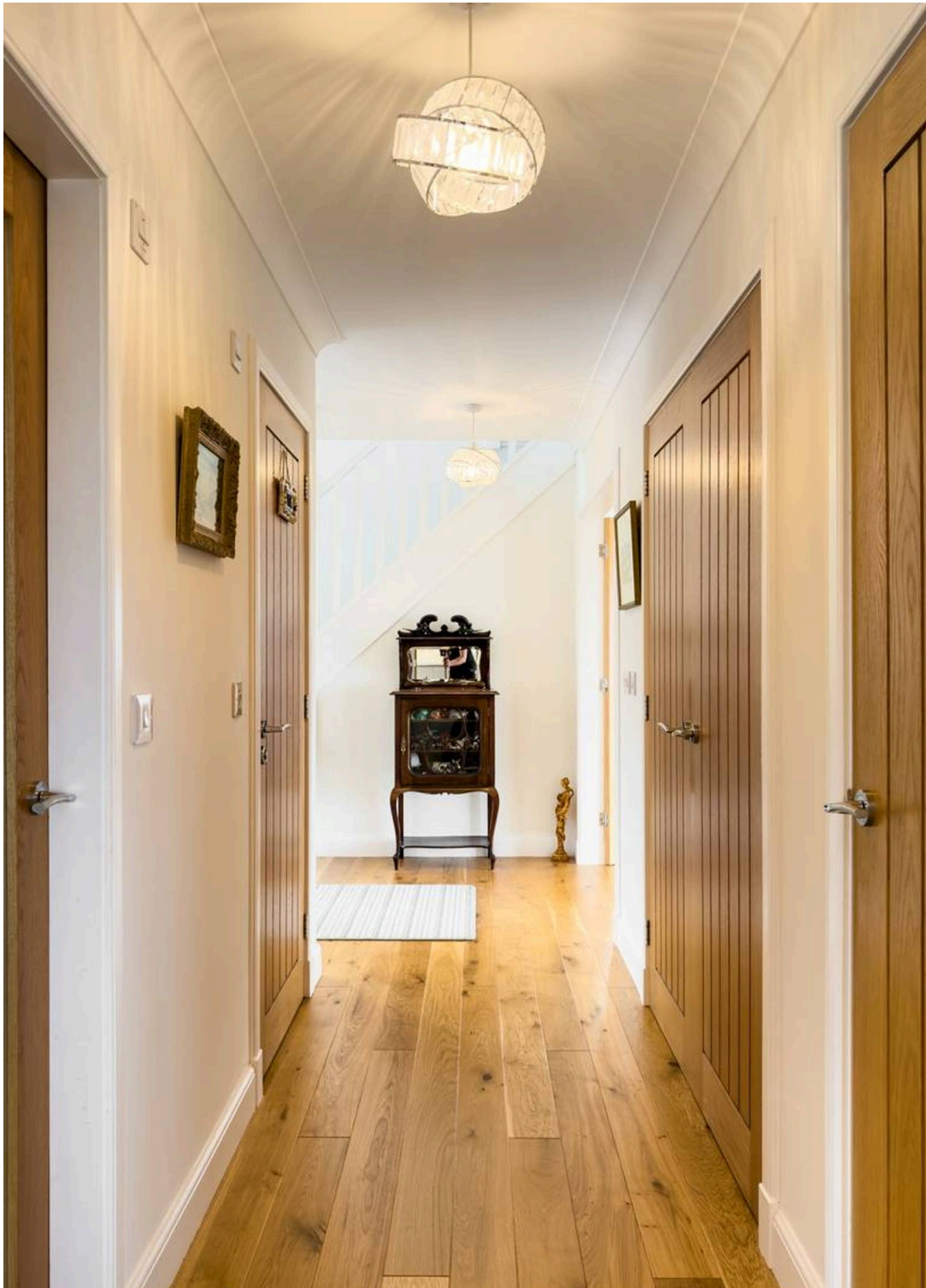
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Area Insights

Rowanlea lies in Camustiel, Applecross. The property is a truly exceptional family home, set within a private secluded location enjoying stunning sea views. Camustiel is a pretty hamlet situated just off the NC500 and is one of 10 or so crofting townships on the Applecross Peninsula.

This tranquil and peaceful location offers one of the most incredible views in the UK, overlooking the Isle of Skye and the dramatic Cuillin Mountains, Raasay and the Inner Sound. Its coastal position means Camustiel and the property enjoys spectacular sunsets all year round, and with little light pollution it is a wonderful spot to see the Aurora Borealis (The Northern Lights).

The Applecross Peninsula, accessed via the famous Bealach Na Ba mountain pass or coastal road from Shieldaig, is famed for its abundance of wildlife and birdlife and stunning beaches. A particular favourite is Coral Beach, which is only a short walk or drive from Rowanlea; a remote white sandy beach with breath taking views, it is an ideal place for swimming and picnics. Applecross offers two well established restaurants; the lovely Walled Garden Restaurant, famed for its fresh seafood, and the well-known Applecross Inn.

A little further afield there are many other renowned places to eat, including The Torridon Hotel, which has been recognised for its fine dining. Applecross has a buzzing community life and boasts a local store with post office and supplies, a respected community company, community-owned filling station, broadband, a resident doctor, a helipad for emergencies, community allotments, a gym, historical society and three churches. The vibrant community hall hosts a range of regular events such as yoga, school activities, community council meetings, lunch club, strupags and ceilidhs. Also available to the community are Tesco deliveries, two weekly fish vans and a weekly grocer/butcher van.

Applecross has a highly regarded pre school and primary school with children having access to a forest school and a Gaelic medium facility. High school is available in nearby Plockton with weekly transport provided.



Useful Links

Applecross Inn: <https://www.applecrossinn.co.uk>

Applecross Walled Garden:
<https://www.applecrossgarden.co.uk>

The Torridon: <https://www.thetorridon.com>

Applecross Primary School:
<https://applecrossprimary.wordpress.com>

Plockton High School:
<https://plocktonhighschool.wixsite.com/amploc>

Applecross Community Broadband:
<https://www.applecrosscommunitycompany.org/company-projects/applenet>

Applecross Community Company:
<https://www.applecrosscommunitycompany.org>

Applecross Heritage Centre:
<https://www.applecrossheritage.org.uk>

Things to do in Applecross:
<https://www.dayoutwiththekids.co.uk/things-to-do/north-scotland/the-highlands/applecross>

Things to do in Wester Ross: <https://www.visitwester-ross.com/see-and-do/visitor-attractions>

The Walled Garden, Applecross:
<https://www.applecrossgarden.co.uk/>

Distances

Inverness 80 miles, Inverness Airport 85 miles, Loch Carron 20 miles, Strathcarron Train Station 21 miles, Plockton 35 miles, Torridon 27 miles, Isle of Skye 45 miles. (all distances are approximate)







Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

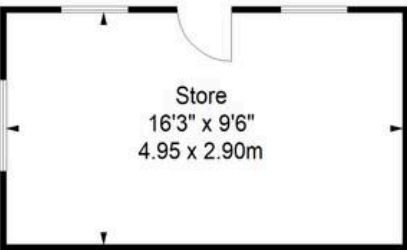
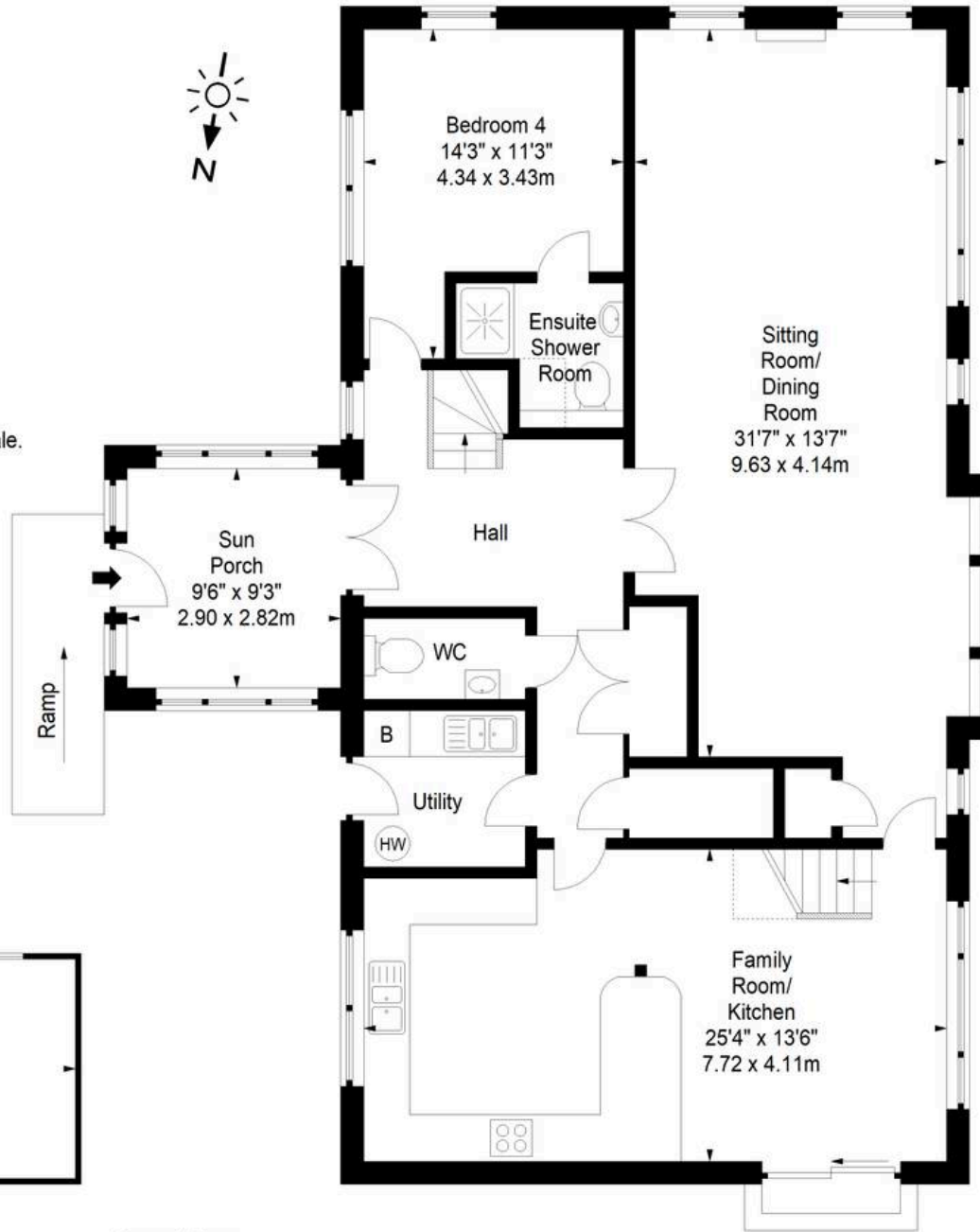
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Strathcarron,
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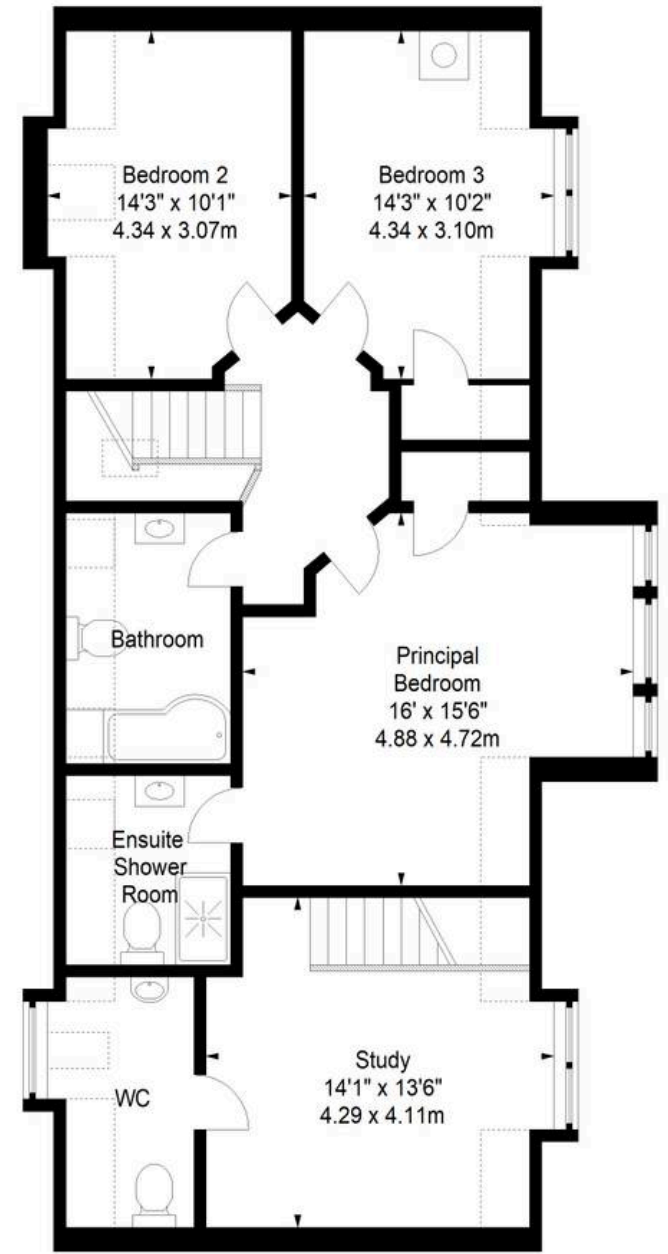
Approx. Gross Internal Area
2339 Sq Ft - 217.29 Sq M
Store

Approx. Gross Internal Area
154 Sq Ft - 14.31 Sq M
For identification only. Not to scale.
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Ground Floor

Ground Floor



First Floor



Paton & Co

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