

This historic detached single storey building is situated in a tranquil setting in the centre of Munlochy. The original part of the Pottery has stood since the early 19th century. The garden is very attractive, has fruit trees, is bounded by a burn to the south east and the ground extends to approx. 0.2 acre. Vehicular access is via a track from the main road and the property is located behind the Scotmid shop. There is also a sizable workshop/garage on the site.

The building was formerly used as a commercial premises and now has full planning permission to convert and extend the existing property into a small one bedroom residential dwelling, full details of the planning consent and change of use can be found on the Highland Council's planning portal using reference number 25/03112/FUL.

Once the renovation is complete, this property would make a perfect retreat for those who like to spend their time cultivating their garden with a possibility to grow fruit & vegetables. The large workshop/garage could be used as a small business opportunity. The property could also make a charming holiday let.

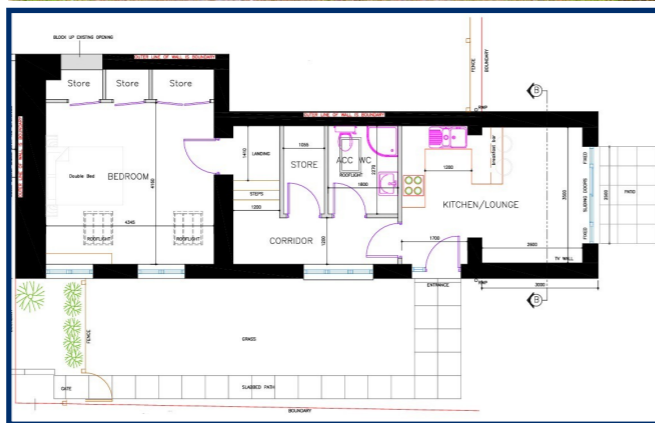
Directions from Inverness: Take the A9 north-bound, turn right on to the B9161 to Munlochy, on entering the village you will see the Hotel on the left called the Allangrange, immediately after the hotel there is a right turn before a row of buildings, turn here, go through the gates and follow the track around to the left and to the end. From Fortrose/Avoch: Follow the A832 westbound, turn left onto the B9161 and enter the village, continue through Munlochy and take the first turn on the left immediately after the Scotmid shop, go through the gates and follow the track to the property.

What3Words app enter: [///cold.goodness.swoop](https://www.what3words.com/#!/cold.goodness.swoop)

Services: Mains electricity, water and drainage.
 Rateable Value £2,100
 To arrange a viewing call Middleton Ross on 01349 865125
 Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm
 HSPC Out of Hours Call 01463 231173
 Monday to Friday 7am to 9am and 5pm to 11pm.
 Saturday and Sunday 8am to 11pm
 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.

Floor coverings, curtains and blinds are included in the sale. The mention of services does not imply that they are in full and efficient working order.



HIGHLAND HOMES
by Middleton Ross

FOR SALE



The Old Pottery, Millbank Road, Munlochy, IV8 8NL

Offers Over £130,000

- Detached Single Storey Unit
- Entrance Hall
- Small Kitchen Area
- WC
- Two Large Rooms
- Full Planning Consent
- Electric Night Storage Heaters
- Wood Burning Stove
- Double Glazing
- Large Garden
- Large Workshop/Garage
- EPC Rating Band D

01349 865125
highlandhomes.co.uk

REF 33
 HSPC 61935



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





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The Old Pottery, Millbank Road, Munlochy, IV8 8NL

Offers Over £130,000

This single storey property, formerly in commercial use, now has full planning permission to develop into a residential dwelling.



Approximate Floor Area 43m²