



Hillfoot, Shieldaig, Ross-shire - IV54 8XN

Offers Over £395,000



Hillfoot

Shildaig, Ross-shire

A five bedroom Highland home, on the water's edge in Shildaig, with private boathouse and wonderful views.

- Five Bedrooms (One En Suite)
- Private Boathouse
- Charming Highland Coastal Village
- Direct Access to Community Pontoon
- Gardens to Front and Rear

Accommodation Comprises

Ground Floor - Porch, Dining / Kitchen, Principal Sitting Room, Second Sitting Room, Bedroom / Home Office, Utility Room, Shower with WC, Separate WC.

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

Second Floor - Bedrooms 3 & 4.

Gardens - On-street Parking, Front Garden with Boathouse, Rear Garden with Shed / Workshop.



Property Description

Hillfoot is a historic property built in the early 1800s in the former herring fishing village of Shieldaig.

Semi detached, it offers open plan dining kitchen, two reception rooms and five bedrooms (one en suite) and gardens laid to lawn and mature shrubs. With private boathouse and immediate proximity to the community pontoon, it is ideal for kayakers, sailors and sea anglers.

The property is 176 Sq M over two and a half storeys with a single storey extension to the rear. A much-loved family home since the 1980s, Hillfoot offers a purchaser the chance of upgrading but benefits from modern electric panel radiators.

On the ground floor, the entrance porch gives access from the street to an open plan dining kitchen. The sitting room is accessed from here and benefits from a multi fuel stove with back boiler serving a radiator. A second sitting room opens to the rear, giving views to the back garden, laid mainly to grass. This second sitting room leads into a passage giving access to the fifth bedroom (ideal as a home office) and on to a utility room, shower room with WC, back door, separate WC and pantry with return access to the dining kitchen.

The main stair from the dining kitchen leads to the first floor landing, where there are two double bedrooms. The principal bedroom offers an en suite shower room, the other, fitted wardrobes, while both bedrooms have westerly views on to Loch Shieldaig and the Applecross Peninsula. There is a family bathroom with bath, shower and WC.

The main stair continues, with access to a landing on the third floor and two further bedrooms in the roof space, with Velux windows giving westerly views.

Unrestricted on street parking sits between the property and the private front garden. The front garden gives access to a shingle beach on Loch Shieldaig. Hillfoot's private boathouse could also be used for vehicle parking (subject to access) and has an integrated log store. The rear garden benefits from a shed / workshop and extensive lawn with drying green.





General Remarks

Services

Mains water.

Main electricity.

Mains sewage.

Electric hot water & central heating plus multi fuel stove with back boiler serving one panel radiator.

Fixtures and Fittings

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

Most of the furniture is available through separate negotiation.

Listing and Conservation

Hillfoot is not listed, nor within a conservation area.

Council Tax

Band D

What3words

swatting.form.whistling

Tenure

Freehold

EPC Energy Efficiency

Rated F

Local Authority

Highland Council





Area Insights

Hillfoot is located in Shieldaig, approximately 70 miles by road from Inverness. The village sits on Loch Shieldaig, which together with Upper Loch Torridon and Loch Torridon, forms a sealoch reaching from the Inner Sound to Torridon.

Shieldaig's population and visitors make for a vibrant community. The primary school has over 20 pupils. There is a grass football pitch, all weather tennis court and childrens' play park. Secondary pupils attend Gairloch High School. There is an active Community Council and community association.

The village boasts a seafood smokehouse, hotel with bar & coastal kitchen, shop, café, touring campsite and resident contemporary artist, Lisa O'Brien with village studio.

Nearby, The Torridon hotel, has a Michelin star. Further culinary options include The Wee Whistlestop Cafe, Torridon, the Bealach Cafe at Tornapress, Kishorn Seafood Snackbar and Gille Brighde, Diabaig.

Tesco & Morrisons deliver but Lochcarron has a Spar supermarket with Post Office and two fuel stations, 15 miles by road.

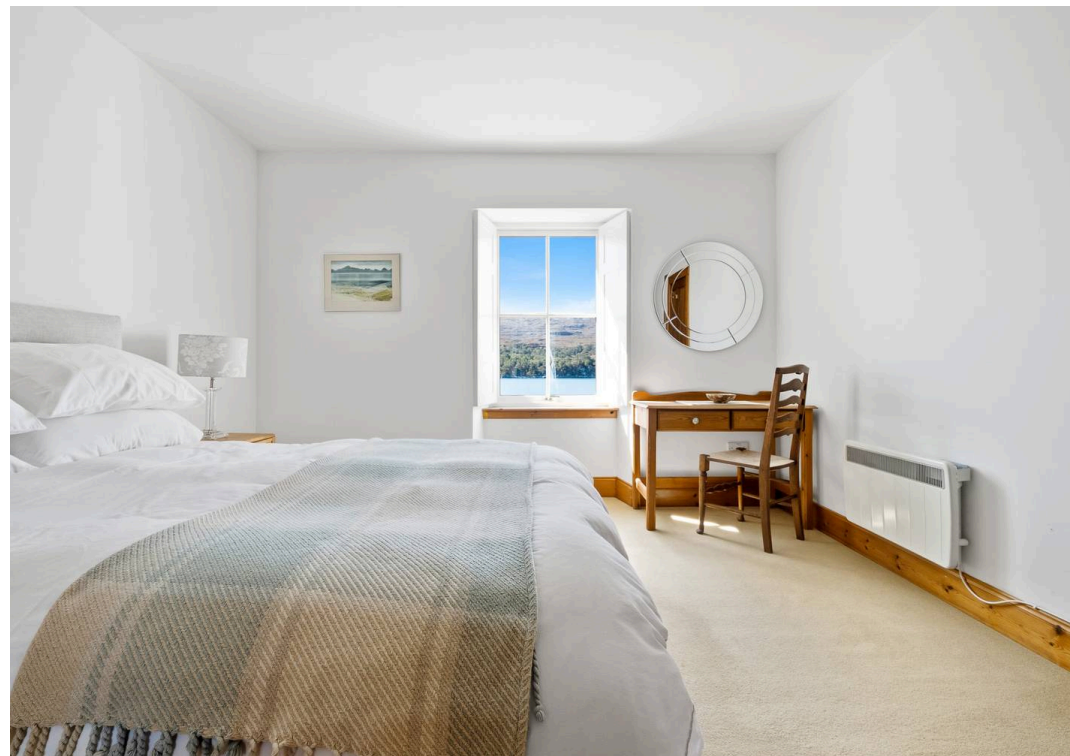
Outdoor enthusiasts enjoy sea kayaking, low level walks or the Torridon mountains, bike trails and an outdoor business, Shieldaig Outdoor Adventures. Shieldaig is part of the annual internationally attended Celtman triathlon.

Shieldaig Island is home to a pair of sea eagles. Otters, seals and dolphins abound with prolific birdlife. The slopes of Ben Shieldaig support temperate rainforest.

The Applecross Peninsula, accessed via the Bealach na Ba pass or coastal road from Shieldaig, is famed for its wildlife, heritage and landscape. A particular favourite is Sand beach.













Useful Links

Shieldaig Hotel – www.tighaneilean.co.uk/

Shieldaig Camping & Cabins - www.shieldaigcampingandcabins.co.uk

Loch Torridon Smokehouse - www.lochtorridonsmokehouse.co.uk

The Torridon - www.thetorridon.com

Wee Whistlestop Cafe - www.lochtorridoncentre.co.uk/wee-whistlestop-cafe

Kishorn Seafood Bar - www.kishornseafoodbar.co.uk/

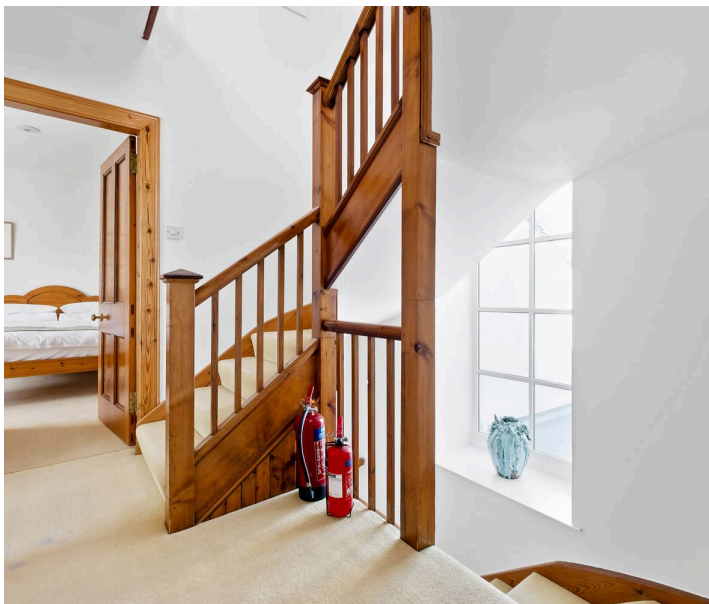
Shieldaig Primary School - www.shieldaigprimaryschool.wordpress.com/

Gairloch High School - www.gairlochhigh.org.uk/home

Shieldaig Community website - www.shieldaig.info/

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

Walk Highlands - www.walkhighlands.co.uk/torridon/



Distances

Inverness 67 miles, Inverness Airport 74 miles, Torridon 8 miles, Kinlochewe 17 miles, Lochcarron 15 miles, Strathcarron 19 miles, Isle of Skye 40 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

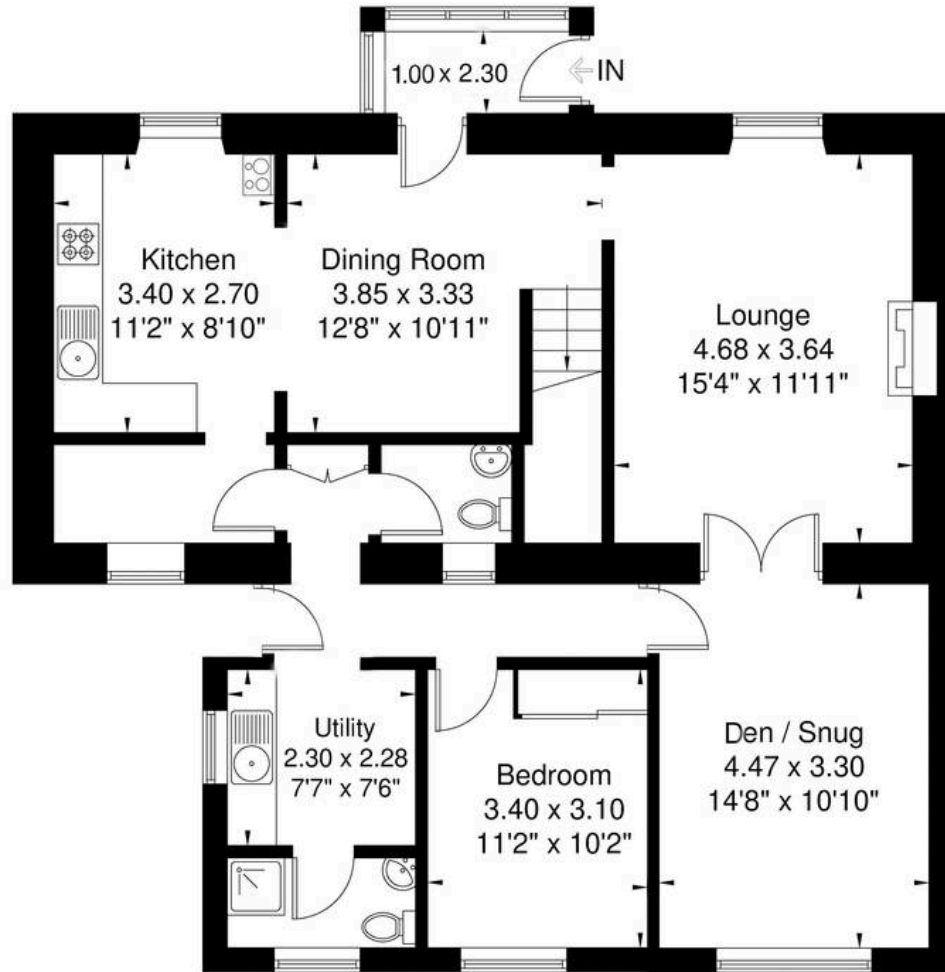
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Hillfoot, Shieldaig

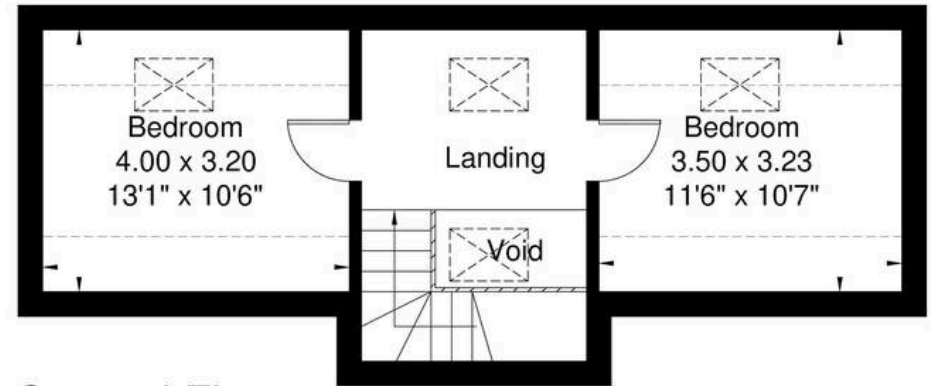
Approximate Gross Internal Area = 175.8 sq m / 1892 sq ft



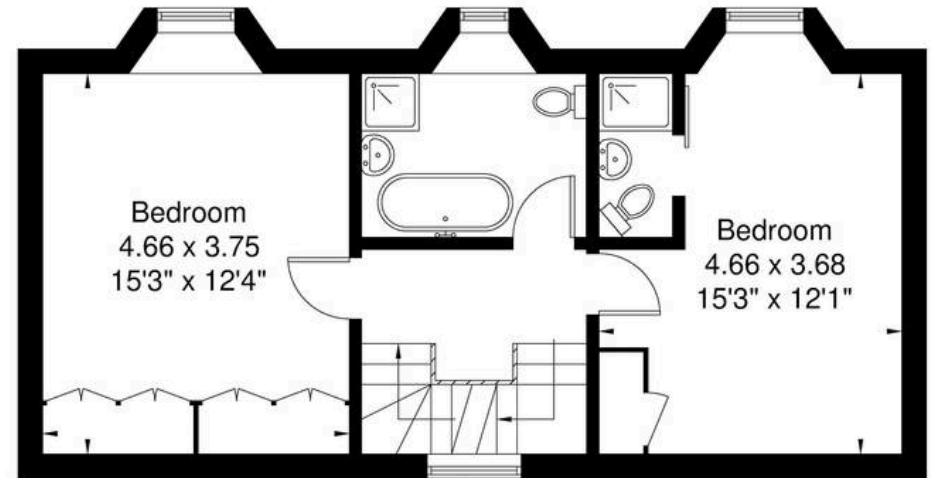
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



Second Floor



First Floor

This floor plan is for illustrative purposes only and is not to scale.
 All measurements, dimensions, and areas are approximate and should not be relied upon for accuracy.
 No guarantee is given regarding the operability or condition of services, systems, or appliances shown.
 Prospective buyers or tenants should verify all details independently before making any decisions.



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