

Riverview Cottage, Poolewe, Highlands, IV22 2LA

Offers Over £300,000







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- Deceptively spacious 3 bed villa, in walk-in condition
- Idyllic riverside setting on banks of River Ewe
- Lounge, dining room, kitchen, utility, wc
- 3 double bedrooms, stylish ensuite & family shower room
- Well maintained garden with views, driveway
- EPC band C









Set in an enviable position on the banks of the River Ewe, this beautifully presented family home enjoys a truly exceptional setting, with the river flowing from Loch Maree towards Loch Ewe. Combining generous accommodation with a peaceful riverside location, the property is arranged over two levels and is presented in walk-in condition. A welcoming entrance hallway leads into the cosy lounge, where dual-aspect windows fill the room with natural light and offer delightful views of the surrounding landscape. A charming stove creates a warm and inviting atmosphere, perfect for relaxing evenings. An archway leads through to the dining room, which features patio doors opening directly onto the garden, creating an ideal space for entertaining. The kitchen has a good range of wall and base units and is equipped with an electric cooker, fridge/freezer and dishwasher, which are all included in the sale. A useful utility room provides additional practical space and has direct access to the garden.
Also located on the ground floor is a convenient guest WC, together with a versatile third bedroom or study, ideal for those requiring a home office, guest accommodation or additional family space. A staircase rises to the upper floor, where the spacious principal bedroom benefits from fitted wardrobes and cupboard, along with a modern ensuite shower room. A further double bedroom provides excellent additional accommodation and includes useful cupboard storage. Completing the upper level is a contemporary family shower room. The property benefits from double glazing and oil-fired central heating throughout.

Externally, the property benefits from a gravel drive and beautifully maintained garden grounds offering a lovely outdoor space to enjoy. With its generous accommodation, attractive presentation and particularly appealing riverside setting, this property offers a rare opportunity to enjoy tranquil living beside the River Ewe, with the magnificent waters of Loch Ewe and the surrounding Highland landscape close at hand.

Location: Situated at the head of Loch Ewe, Poolewe is a charming coastal village that embodies the serenity and grandeur of the Scottish Highlands. Known for its lush landscapes, vibrant local community, and exceptional natural attractions, the area offers an inviting retreat for those seeking a slower pace of life amid breathtaking surroundings. Poolewe is home to the internationally acclaimed Inverewe Garden, a horticultural oasis that draws visitors from across the globe. The village also provides key amenities including a shop, café, village hall, primary school, and regular bus services, ensuring a balance between rural tranquillity and practical convenience. Located along the North Coast 500, Poolewe is an ideal base for exploring the wider Wester Ross region, with access to dramatic mountain ranges, secluded beaches, and abundant wildlife.
The city of Inverness provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness city enjoys excellent communications by road and rail and is served by an international airport.

Directions:
Riverview Cottage is located in the village of Poolewe, on the River front.
Alternatively, you can use the app What3words. By entering the below words. It will give you directions to the house.

https://what3words.com/water.decoded.steeped

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Electric cooker, fridge/freezer, dishwasher and washing machine.

SERVICES: Mains electricity, water and drainage Oil tank. Telephone, broadband

Council Tax: Band E

Tenure: Freehold

Floor area: 127m2

Entry: By mutual agreement

Don't delay - get in touch with Tailormade Moves today to arrange a viewing.

Lounge
15'1" x 12'11" (4.62 x 3.96)

Dining Area
10'0" x 10'0" (3.06 x 3.06)

Kitchen
12'11" x 10'8" (3.94 x 3.26)

Utility Room
9'7" x 6'5" (2.93 x 1.96)

WC
8'3" x 3'2" (2.53 x 0.98)

Bedroom 3/Study
13'0" x 9'6" (3.98 x 2.91)

Bedroom 1
15'9" x 12'2" (4.81 x 3.73)

Ensuite
7'9" x 6'5" (2.37 x 1.96)

Bedroom 2
12'5" x 9'5" (3.79 x 2.89)

Shower Room
7'10" x 7'5" (2.39 x 2.28)











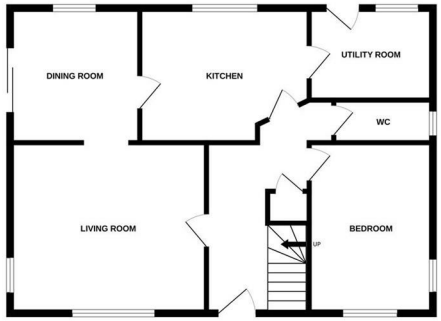


Viewing: Don’t delay – get in touch with Tailormade Moves today to arrange a viewing

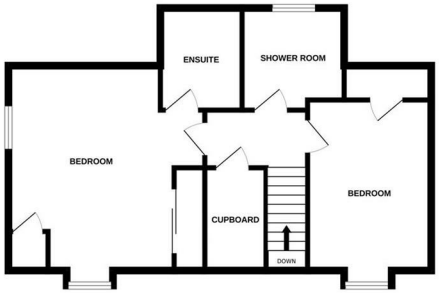
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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