

4 Traditional Croft Style Houses at Sand, Wester Ross

Gairloch about 14 miles Ullapool about 40 miles Inverness about 70 miles



Offers over £235,000

Overview

An exclusive development of traditional croft style houses set within generous grounds.

- * Traditional construction, luxury finish with NHBC guarantees
- * Heritage design with numerous character features
- * Beautiful rural location with each property benefiting from grounds in excess of an acre
- * Far reaching views toward Gruinard Bay

Accommodation comprises:-

Entrance Porch. Living Room. Kitchen/Dining Room. Hallway. 2 Bedrooms (one en suite). Bathroom

First Release : Available from April 2009

General

The four traditional croft style houses at Sand



The four traditional croft style houses at Sand are an exclusive development commended by Scottish Natural Heritage for its likeness to how a croft may have been laid out historically. The cottages sit in generous grounds of over 1 acre each and have been sensitively designed to take advantage of their unique location and outlook.

The finishes are of the highest standard and incorporate drystone walls, double chimneys, hand crafted Caithness slab window sills, pitched slate roofs, vaulted timber ceilings, solid oak floorboards, hand made crofting style double glazed windows and traditional Morso wood burning stove and electric heating.

These properties present an excellent opportunity for the discerning purchaser to acquire a unique house in a spectacular location.

The scattered townships of Sand and Laide lie in the beautiful coastal area of Wester Ross, an area designated as an Area of Outstanding Natural Beauty (AONB) for its superb scenery, white sandy beaches, wide open spaces and diverse wildlife. The village of Laide has a shop and post office whilst the nearby village of Aultbea is five minutes drive to the south and has a general store, butcher, post office, two churches, garage, primary school and a small harbour. Secondary schooling is available in Gairloch approximately 15 miles to the south. For the outdoor enthusiast many pursuits are available locally including sea angling, golf, sailing, wind surfing, hill walking, bird watching and mountaineering. A few miles to the south and east there are several well known mountains including Slioch, Beinn Eighe, Liathach, and Beinn Alligin to name but a few. There are also many Munros to the east and north

whilst the immediate vicinity of Aultbea and Gairloch has a more gentle and undulating countryside with a number of sea lochs.

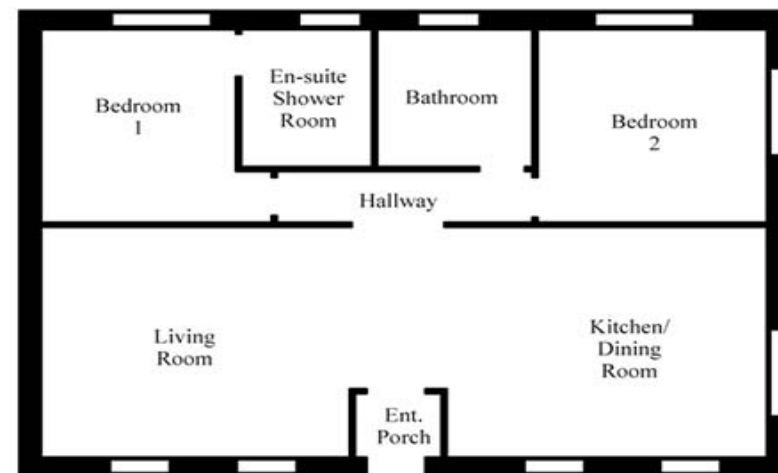
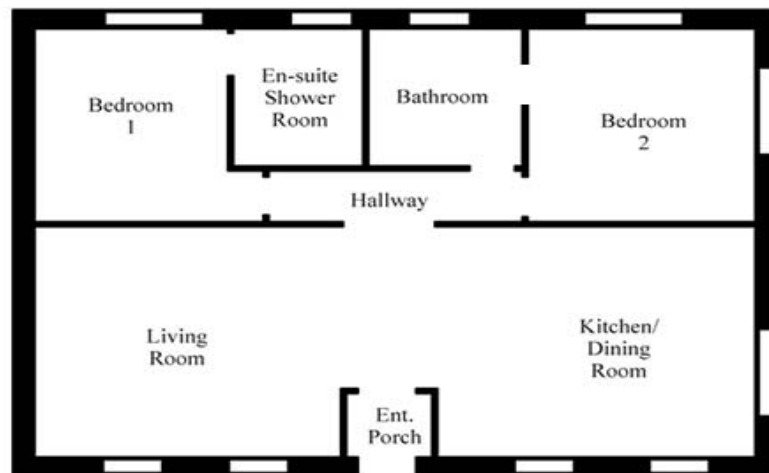
This part of the northwest highlands generally enjoys a very temperate climate, courtesy of the Gulf Stream. This is aptly demonstrated by the spectacular Inverewe Gardens at Poolewe, a short drive to the south. These were established in Victorian times by local landowner, Osgood MacKenzie, and contain exotic plants from all around the world.

Accommodation

The Celtic house names reflect their individually unique position within the development:-

'Meriel' ("Shining sea") benefits from an unobstructed sea view, 'Tieve' ("Hillside") nestles the hillside overlooking the sea,

'Kelby' ("Place by flowing water") enjoys the backdrop of a stunning waterfall and finally 'Torrin' ("From the hills") emerges from a peaceful corner embracing the natural beauty of the pine trees beyond.



Each cottage has been constructed to the same exacting standards, being almost identical in design apart from the access to the bathroom as shown in the floor plans above. The first drawing reflects 'Meriel', 'Tieve' and 'Kelby' which provide access from both the hall and bedroom two whilst Torrinn maintains a full

length wall between bedroom two and the bathroom.

All other detail remains identical with each cottage benefitting from a landscaped setting and stone chipped drive leading to a hand crafted mock stable front door opening to:

Entrance Porch

1.1m X 1.3m

With Italian slate tiled floor and glazed inner door leading to:



Kitchen/Dining Room

5.5m X 4m

Double aspect room with wonderful views, Italian slate tiled floor, and recessed lighting. Antique-washed oak radiates warmth through this classic country kitchen. Framed doors and drawer fronts, soft edges and individually styled wall units plus a solid oak surround of the Belfast sink with an antique effect swan neck tap, all add to its homely feel. Fully guaranteed, quality integrated appliances include fridge, freezer, washing machine, double oven and a touch control hob whilst an impressive black chimney extractor completes the look.

Living Room

5.3m X 4m

A stunning room with solid oak floor, vaulted timber ceiling and a feature door to the loft. The full gable end fireplace superbly hand crafted from genuine Scottish stone provides a unique feature. The Morso Squirrel wood burner, Italian tiled hearth and period side lights make this a truly authentic home



Bedroom 1

3.3m X 2.85m

With a solid oak floor, delightful views over garden and beyond, door to:

En-Suite Shower Room

2.4m X 1.9m

With tiled floor, half tiled walls, white WC and wash hand basin, shower cubicle, extractor fan and recessed lighting.

Bedroom 2

3.4m X 3.4m

A bright double aspect room affording far reaching views with solid oak flooring and recessed lighting.

Bathroom

2.3m X 2.4m

With tiled floor, half tiled walls and a white suite comprising WC, wash hand basin and a steel bath with overhead shower and extractor fan. The solid styling and subtle angles provides a bathroom with a fresh feel as well as traditional elegance.

GARDEN AND GROUNDS

The development is ring fenced with stock-proof and deer-proof fencing with internal fences at the discretion of the individual owners. Each plot extends to over 1 acre and will be landscaped to a high standard prior to date of entry and incorporating ample car parking. This will include grass seeding and selective tree planting of hawthorn, rowan, white cherry, holly, silver birch, hazel, goat willow and snowy mespilus.



Viewing strictly by appointment with the owners and we will be happy to answer any questions, arrange viewing etc.

For Meriel, Tieve, Kelby call **07885 319066 (Sylvia Marshall)**

For Torrinn call **0797 1903013 (Lorna Williamson)**

Additional Information

SERVICES

Water - Public water supply

Electricity - Mains

Drainage - Individual septic tank

Heating - Morso & Electric

COUNCIL TAX

Council tax to be assessed.

DIRECTIONS

From Inverness take the A9 north to the Tore roundabout and take the A835 towards Ullapool. At the Braemore junction turn left onto the A832 to Gairloch. Continue along this road for approximately 30 miles before entering Sand. Turn left at Sand House and continue along this road for about 700 yards before turning left to access this development via a highways standard road.

MOVEABLES

All fitted floor coverings and appliances will be included in the sale.

SOLICITORS

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