



Meriel, Tieve, Kelby and Torrin  
Sand | Laide | Achnasheen | Ross-shire



[www.cosyhomesonline.com](http://www.cosyhomesonline.com)

# Meriel, Tieve, Kelby and Torrin

Sand | Laide | Achnasheen | Ross-shire | IV22 2ND

Gairloch 16 miles, Ullapool 40 miles, Inverness 73 miles, Inverness Airport 80 miles

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

## Meriel, Tieve and Kelby Accommodation:

Entrance porch | Living room | Kitchen/Dining room | Hallway | Master bedroom with en suite | Further bedroom with Jack and Jill bathroom.

## Torrin Accommodation:

Entrance porch | Living room | Kitchen/Dining room | Hallway | Master bedroom with en suite | Further bedroom | Family bathroom.

## Description

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

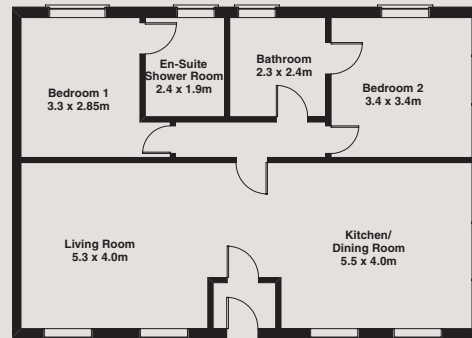
Meriel ( Shining Sea ) benefits from an unobstructed sea view, Tieve ( Hillside ) nestles the hillside overlooking the sea, Kelby ( Place by flowing water ) enjoys the backdrop of a stunning waterfall and finally Torrin ( From the hills ) emerges from a peaceful corner embracing the natural beauty of the pine trees beyond.

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 crafting style double glazed windows and traditional Morso wood burning stove.

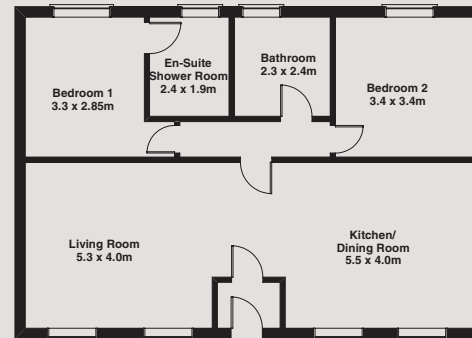




### Meriel Tieve & Kelby Sand, Laide, Achnasheen IV22 2ND

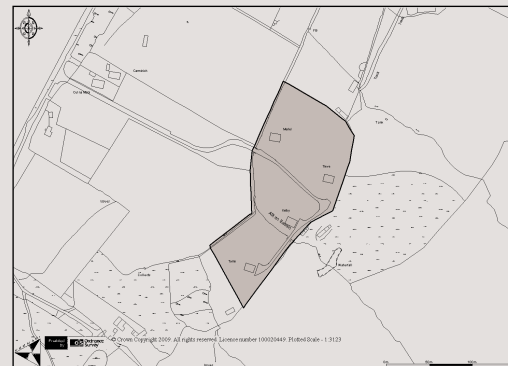


### Torrin Sand, Laide, Achnasheen IV22 2ND



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
www.potterplans.co.uk

Not to scale for guidance only



The accommodation comprises entrance porch leading to an open plan living room and Kitchen/Dining room. The kitchen/dining room are double aspect 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. The living room has solid oak floor, vaulted timber ceiling, and a feature door to the loft. The full gable end fireplace handcrafted from Scottish stone provides a unique feature. The Morso Squirrel wood burner, Italian tiled hearth and period side lights make this a truly authentic home. The open plan area leads to the hallway, on to the master bedroom with delightful views over the garden and beyond. The en suite facilities comprise WC, wash hand basin, and shower cubicle. There is a further bedroom and a Jack and Jill bathroom complete with WC, wash hand basin, bath and overhead shower in the cottages Meriel, Tieve and Kelby. In Torrin, there is a further bedroom, and a family bathroom comprising a WC, wash hand basin, bath and overhead shower.

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

## 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 incorporates ample car parking, lawns, and selective trees of hawthorn, rowan, white cherry, holly, silver birch, hazel, goat willow and snowy mespilus.

## Situation

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 circa 16 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 gentler 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 partly demonstrated by the spectacular Inverewe Gardens at Poolewe, a short drive to the south. These were established in Victorian times by the local landowner, Osgood MacKenzie, and contain exotic plants from all around the world.



## General

### Services

Mains water and electricity, with private drainage. Heating is provided by Morso stove and electric.

### Fixtures and Fittings

Integrated kitchen appliances are to be included in the sale.

### Solicitors

Alastair Shepherd, HBJ Gateley Wareing, Exchange Tower, 19 Canning Street, Edinburgh, EH3 8EH. Tel No. 0131 222 9832.

### Local Authority

Highland Council, Glenurquhart Road, Inverness, IV3 5NX. Tel: 01463 702000.

### Council Tax

Meriel, Tieve, Kelby and Torrin have not been assessed for council tax.

### Viewing

Strictly by appointment.

### Possession

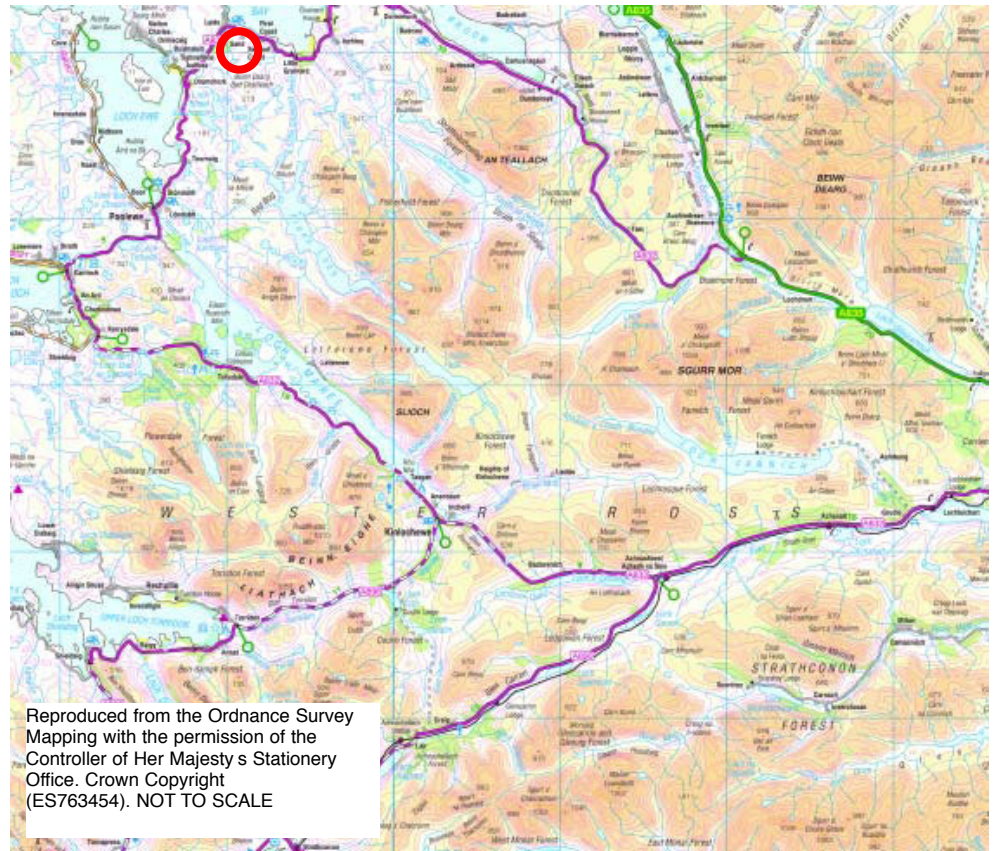
Vacant possession will be given on completion.

## Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchase of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.
2. The subjects will be sold subject to all rights of way, rights of access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.
3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.
4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

## Contact Details

Sylvia Marshall  
sylvia@cosyhomesonline.com  
mob:+ 44 07885319066



## Travel Directions

From Inverness take the A9 north to the Tore roundabout and take the A835 towards Ullapool. At the Braemore junction turn left on to 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.

