



189 Balchladich

Balchladich, Lochinver, Lairg, IV27 4JJ

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 **Bell  
Ingram**



# Introduction

Well-presented three-bedroom detached former croft house and an optional 9.68 acres of crofting tenancy, on the beautiful West Coast of Scotland.

189 Balchladich is a well presented three-bedroom property which offers good family living accommodation. It has been decorated with stylish colours throughout.

It sits in good sized fully enclosed garden grounds (approx. 0.5 acre).





The property is fully double glazed with LPG gas central heating. The property is being sold with the option of the crofting tenancy of croft 189 Balchladich which extends to 9.68 acres.

189 Balchladich is accessed via an access track from the road to a gravelled parking area. A UPVC door opens to the entrance hall which has doors to bedroom one and the shower room.

To the right is bedroom one which has triple aspect windows overlooking croftland to the sea. The bedroom has a vaulted ceiling and painted wood panelling features, plus a large mezzanine storage area.

The shower room has a WC, wash hand basin and shower cubicle with electric shower over.

From the hall a glazed door leads to the open plan living room/dining kitchen.

The kitchen has a good range of cream floor and wall units with a granite effect work surface. There is a built-in oven with four-ring gas hob and extractor over. There is a dishwasher and space for a fridge freezer. A window overlooks the croft to the rear. There is plenty of space for a large dining table.

The spacious living area has a fireplace with multi-fuel stove on a slate hearth which sits centrally on the original stone feature wall. It has a beamed ceiling and dual aspect windows which allow plenty of natural light.

Stairs rise from the sitting room to the upper floor landing which gives access to two bedrooms and the bathroom. Both bedrooms are double in size and have windows to the front overlooking the croftland to the loch and sea.

They both have two built-in cupboards.





The bathroom has a three-piece suite in white comprising WC, wash hand basin and bath with mains shower over.

External

To the side of the property is a workshop which doubles up as a utility room and has a tumble dryer and washing machine. There is an enclosed dog pen. The rear garden has a duck pond and a chicken coop.

The garden grounds to the front are mainly laid to lawn, there is a gravel seating area from where to enjoy the fabulous views to Loch na Claise and the sea.

A pretty burn trickles through the garden to a wildlife pond. The garden ground is fully stock fenced and secure.

Croft

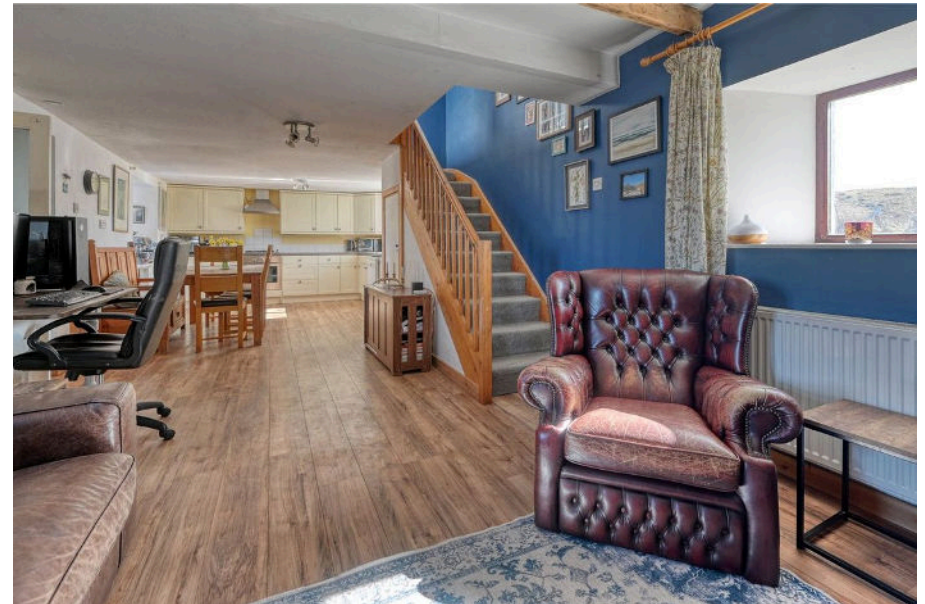
189 Balchladich is a tenanted croft extending to approx. 3.91ha (9.68 acres). The croft lies to the rear and side of the property and comprises rough grazing for sheep and cattle. It is fully stock fenced.

The croft is subject to crofting legislation but is eligible to receive agricultural and crofting support from SGRPID.

There are also grazing rights for 20 sheep on the Balchladich Common Grazings.

The transfer of croft is subject to Crofting Commission approval.

For further information please refer to the Crofting Commission website [www.crofting.scotland.gov.uk](http://www.crofting.scotland.gov.uk)







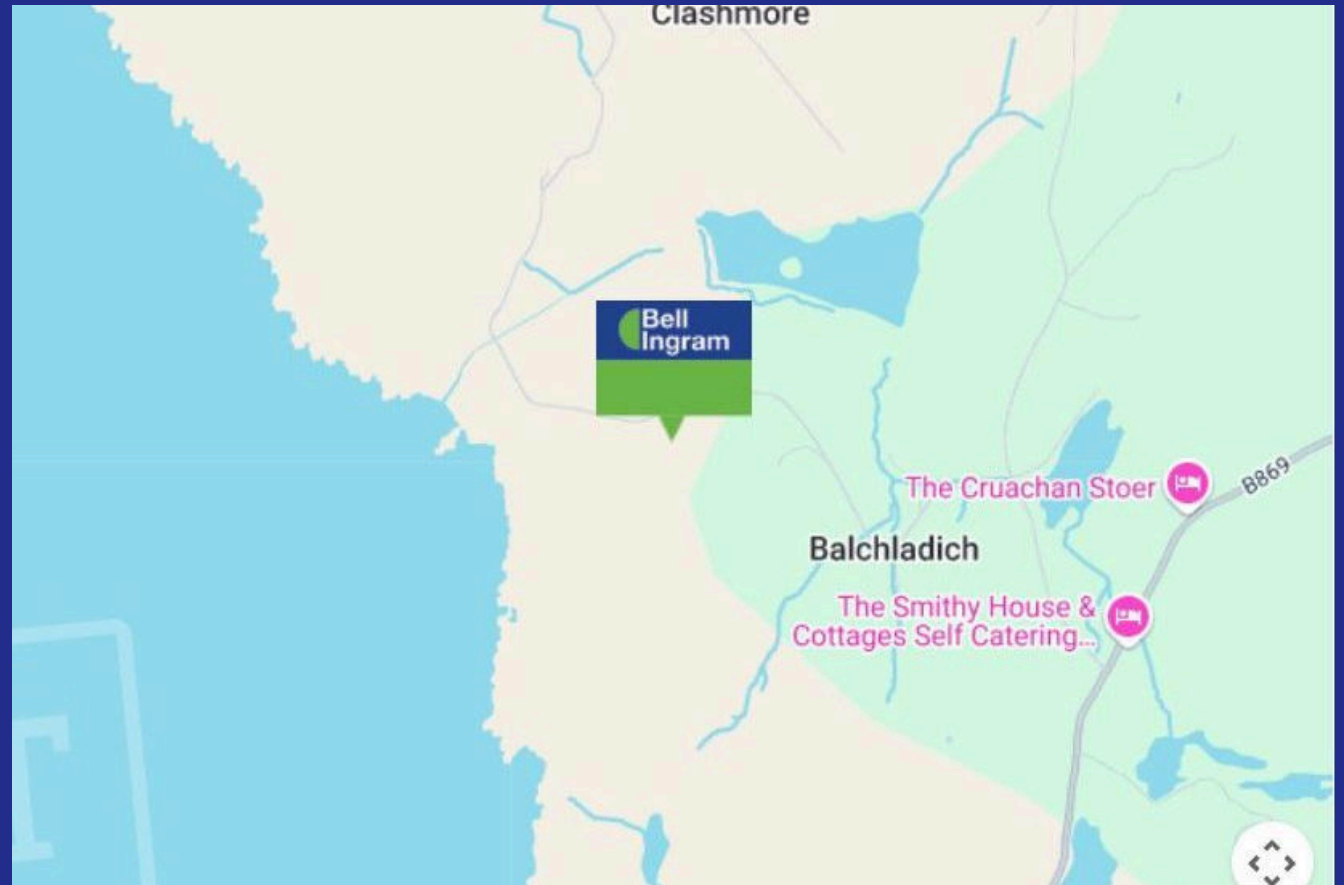




# Location

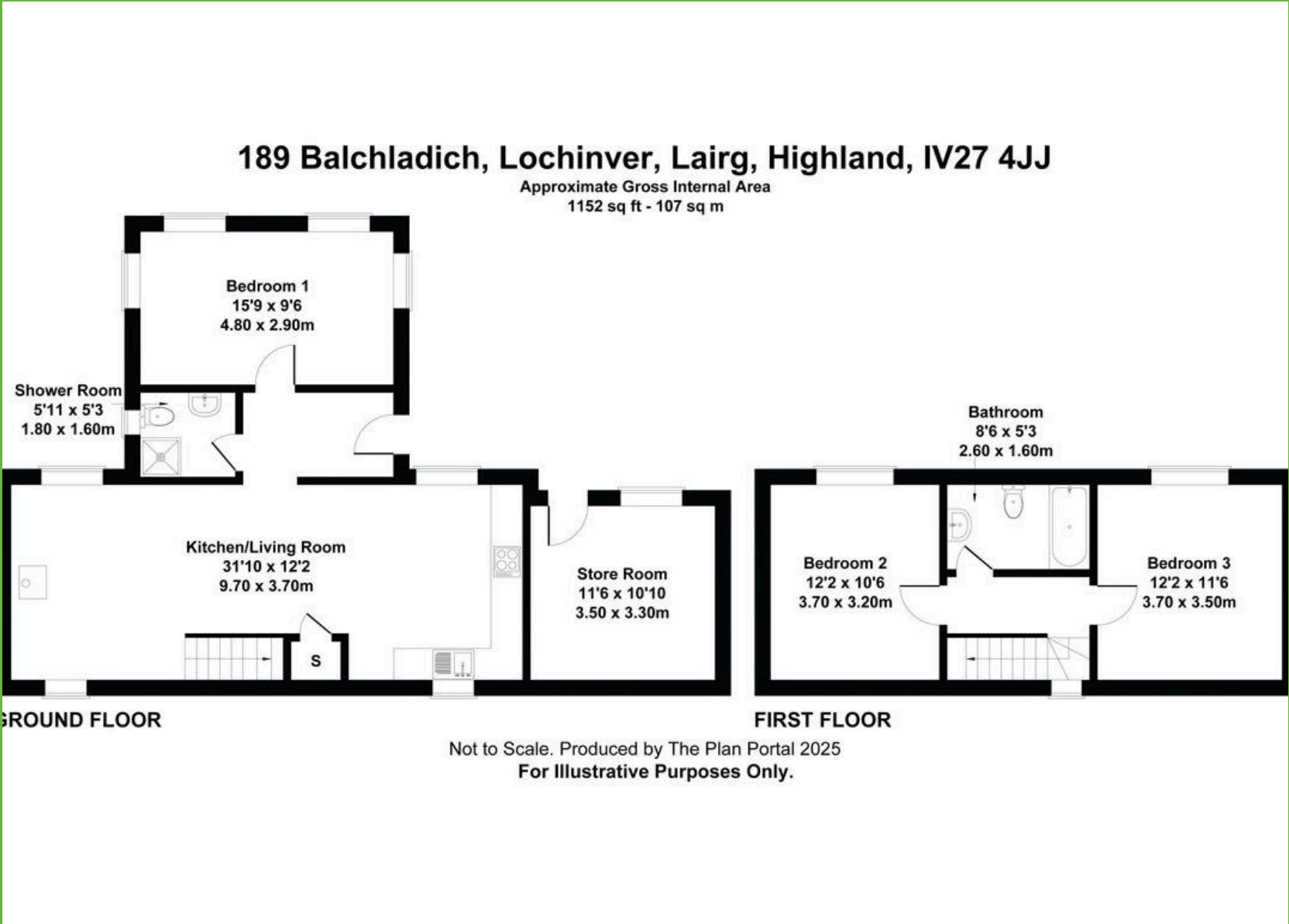
189 Balchladich is situated in the Hamlet of Balchladich on the remote coast of northwest Sutherland and has outstanding views to the south and west and within easy walking distance of the dramatic coast and beach.

It is ideally situated to provide seclusion, mountaineering, excellent coastal walks, fishing, geology, kayaking, etc as well as enjoyment of the abundant flora & fauna in the area.



# Plans

107 sq m





# Details

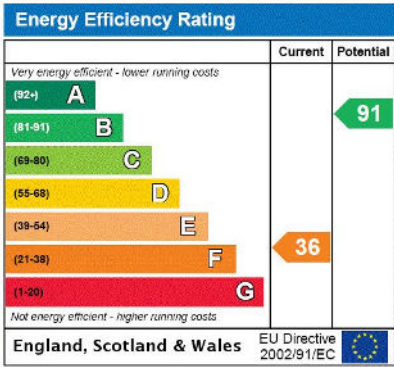
Local Authority  
Highlands and Islands Council

Council Tax  
Band = C

Tenure  
Freehold

EPC  
EPC Rating = F

189 Balchladich



## Services & Additional Information

Mains water and electricity  
Drainage to septic tank  
Council Tax Band C

Directions  
From Ullapool take the A835 north. At the Ledmore Junction turn left on to the A837 signposted Lochinver.

After 17 miles turn left onto the B869 signposted Stoer, Drumbeg. Follow the single-track road for 7 miles until you reach Stoer.

Travel through Stoer and take the road signposted Stoerhead lighthouse Point of Stoer. Turn left when you reach the sign for Balchladich and then follow the road for 0.7 miles until you reach the driveway of 189 Balchladich on the left.

What3Words [///wasp.cornering.ballparks](https://www.what3words.com/addr/wasp.cornering.ballparks)



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