SouthForrest
Solicitors and Estate Agents







# Gatehouse, Polbain, Achiltibuie, Ullapool, IV26 2YW

- Refurbishment opportunity.
- Kitchen.
- Detached cottage.
- Two bedrooms.
- Lounge.
- Bathroom.

## Offers Over £80,000

A rare opportunity to purchase a detached cottage with breathtaking views toward the Summer Isles. Although in need of full refurbishment throughout, this property once renovated will offer a fantastic home in a tranquil, rural situation.
The accommodation comprises two parts, having previously been utilised as a home and craft shop. Within the main house is the entrance vestibule, hallway, lounge with fireplace, kitchen, double bedroom and bathroom. The second part of the property, which is accessed by a separate external door, forms one large room which was previously the shop and second bedroom having later been made into one large room to extend the size of the shop. There is currently no central heating system within the property, and the windows are of single glazed units throughout.
Private garden grounds mostly laid to lawn are situated at the front of the property. There is a portion of uncultivated land area at the rear of the property.
In need of complete refurbishment and upgrading throughout, this property has a lot of potential offering an exciting project. The property sits on a considerable plot meaning there is potential to extend into the garden grounds if desired. Due to the condition of the property, it is not mortgageable and is suitable only for cash buyers.
Viewing is advised.

## LOCATION

Situated in Polbain, Achiltibuie on the Coigach Peninsula and walking distance from Badentarbat Bay, this property offers a peaceful, rural location with picturesque beaches, mountains, un-spoilt views and a vibrant community.
There is a small selection of amenities available in Achiltibuie including a convenience store and Post Office. There is also a public bus service that operates Monday - Friday from Achiltibuie that offers transport to Ullapool where stops can be requested outside specific properties. A more comprehensive range of amenities is available approximately 24 miles from the property in Ullapool including a pharmacy, dentist and doctors, bars and restaurants, hotels, supermarkets, leisure centre and community hall.
Public transport links to larger towns in the Highlands and Inverness are available from Ullapool.
Primary Schooling is available at Achiltibuie Primary School 2.5 miles away and Gaelic Medium at Ullapool Primary School. Older children would attend Ullapool High School. All schools offer a school bus service for transport of pupils.

## DIRECTIONS

From Inverness, take the A9 North bound over the Kessock Bridge to the Tore roundabout. Take the second exit onto the A835 and continue for 5.2 miles to the Maryburgh roundabout. Take the second exit staying on the A835 signposted for Ullapool and continue for 43.7 miles. Drive Northwest through Ullapool, staying on the A835 for 24.7 miles and then turn left onto the single-track road signposted for Achiltibuie. Follow the road for 11.5 miles and turn left at the junction signposted for Polbain. Follow the road for 2.1 miles and take a sharp right and follow the road for 1 mile where Gatehouse will be on your right-hand side.

## KEY POINTS

- Rural situation.
- Generous plot size.
- Project opportunity.
- Holiday let potential.
- Lively community.

## ACCOMMODATION

### ENTRANCE VESTIBULE

1.85 x 1.54 (6'0" x 5'0")
Front external door, storage cupboard, front window and access into the hallway.

### HALLWAY

2.33 x 1.17 (7'7" x 3'10" )
Provides access to lounge, bedroom one and bathroom. Fuse box and electric meter are mounted at ceiling height on the wall.

### LOUNGE

3.26 x 2.91 (10'8" x 9'6")
Living space, fireplace, front window and access into vestibule through to the kitchen.



### VESTIBULE

1.60 x 0.61 (5'2" x 2'0")
Provides access into the kitchen. Built-in shelving.

### KITCHEN

2.94 x 2.60 (9'7" x 8'6")
Unfitted kitchen with sink, wall mounted shelving and side facing window.



## BEDROOM ONE

3.03 x 3.30 (9'11" x 10'9")

Double bedroom with front facing window.





## BATHROOM

2.38 x 2.00 (7'9" x 6'6")

WC, wash hand basin, water tank, wall mounted cabinet and rear facing window.





## BEDROOM TWO/SHOP

3.57 x 3.24 & 3.85 & 3.47 (11'8" x 10'7" & 12'7" & 11'4")

The second part of the property, accessed by a separate external door, forms one large room. This was previously the shop, which had been extended by incorporating the second bedroom of the house.'



## FRONT GARDEN



## LAND AT REAR



## PLOT PLAN

The areas shown in purple and green are the extent to be sold.




## EXTRAS

This property is being sold as seen. No repairs or improvement works will be undertaken by seller. All fitted floor coverings, light fittings, curtain, blinds, poles and tracks are to be included in the sale price.

## SERVICES

The subjects benefit from mains electricity and metered water supply. Drainage is by way of septic tank located in land adjacent to the property. Phone line and broadband connectivity available in the local area however are not currently connected.

## EPC BAND

EPC Band G.

## COUNCIL TAX BAND

There is currently no council tax banding at this property however please note that the Highland Council will take a view on banding at the point of sale. Further information on banding can be obtained directly from the Highland Council.

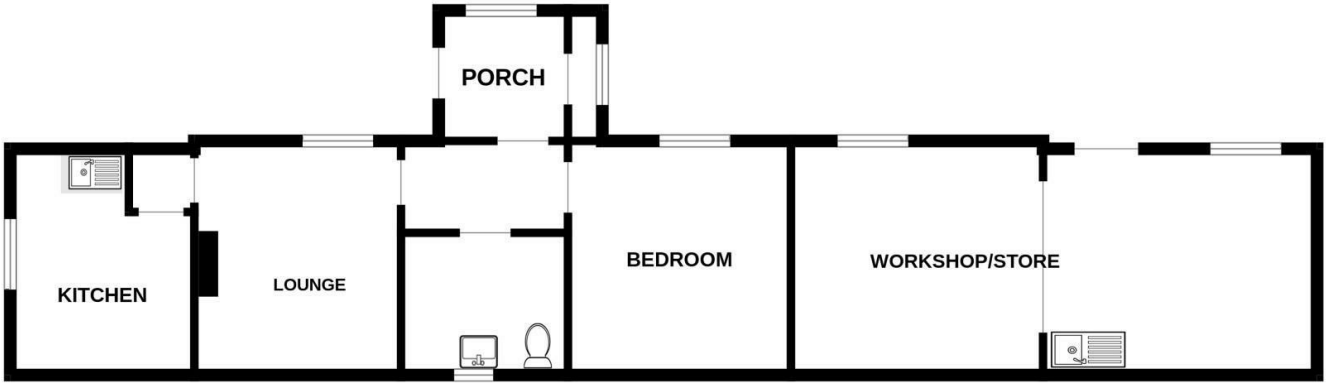
## VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

## UNINTERUPTED VIEWS OF THE SUMMER ISLES AND TOWARDS LEWIS AND HARRIS.



# GROUND 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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