












Schoolhouse
Caroline Street, Dornie, Kyle

A delightful period house with a self-contained annexe set in a beautiful lochside position

A charming stone-built period house with attractive accommodation occupying a magnificent position on the banks of Loch Long and surrounded by stunning, wild Highland landscapes. The property is ideal for use as a family home with additional guest accommodation and benefits from gardens with direct access to the loch.

	3 RECEPTION ROOMS		7 BEDROOMS		5 BATHROOMS
	CARPARK		GARDENS		FREEHOLD
	COASTAL VILLAGE		2,979 SQ FT		OFFERS OVER £525,000



The property

Schoolhouse is a splendid period home, offering nearly 3,000 sq ft of beautifully appointed accommodation, creating comfortable and relaxed living spaces. Situated in a picturesque position in the small Highland fishing village of Dornie, the property enjoys breathtaking views across the loch and the surrounding wild mountain landscapes.

The main house has two well-presented reception rooms at the front, including the generous sitting room with its open fireplace. There is also a dining room with a fireplace fitted with a log burner, providing space to enjoy family meals. At the rear, the breakfast room offers space for informal dining, with French doors opening to the garden, while the adjoining kitchen has modern shaker-style units, a breakfast bar and integrated appliances, with the laundry offering further space for home storage and appliances. The ground floor benefits from underfloor heating.

Upstairs there are three bedrooms, all of which benefit from built-in storage and views to the front, across the loch. The first floor also has a family bathroom with a bathtub and a separate shower unit.

The annexe accommodation is connected to the main house via an internal door, but also has its own private entrance at the rear. There is a well-equipped kitchen with two gas hobs, under-counter open shelving and a stainless steel double sink with drainers to either side. The kitchen is large enough to seat 8 guests. The annexe ground floor offers two double bedrooms with en suite shower rooms, while upstairs there are two further bedrooms with en suite bathrooms, which welcome plenty of light and afford far-reaching views across the wild surroundings.







Outside

The house offers gardens to both the front and rear. The front garden is situated across the road, with a parking area for cars or boats with a launch directly to the loch, and an area of lawn which is an ideal picnic spot, offering those beautiful waterside views. The garden at the rear includes a patio area for al fresco dining, with an elevated area of lawn, gravel terracing and a timber-constructed storage shed.

Location

The property occupies a stunning, secluded setting in the village of Dornie on Loch Long in the western Ross-shire Highlands. Dornie is a small fishing village with a local pub and a hotel, sitting beside the water and affording stunning views across the dramatic surrounding Highlands. Local amenities can be found eight miles west in Kyle of Lochalsh, where there are various shops and a small supermarket. The property sits within the catchment area for Auchtertyre Primary and Plockton High School, transport provided to both. The area is renowned for its rugged, beautiful landscapes and peaceful seclusion, with the Isle of

Skye within easy reach and the wild Munros of the Highlands providing excellent opportunities for hiking and climbing. The area is also a great place to spot wildlife, from red deer in the hills to seals and otters along the shores of Loch Duich. The area is also home to a variety of bird species, including golden eagles and ospreys.



Distances

- Kyle of Lochalsh 8.0 miles
- Plockton 10.5 miles
- Fort William 64 miles
- Inverness 75 miles
- Inverness Airport 83 miles

Nearby Stations

- Kyle of Lochalsh
- Plockton

Key Locations

- Eilean Donan Castle
- Eilean Ban & The Gavin Maxwell Museum
- Kyle Station Museum
- Armadale Castle, Gardens & Museum of the Isles
- Fairly Pools
- Talkisker Bay

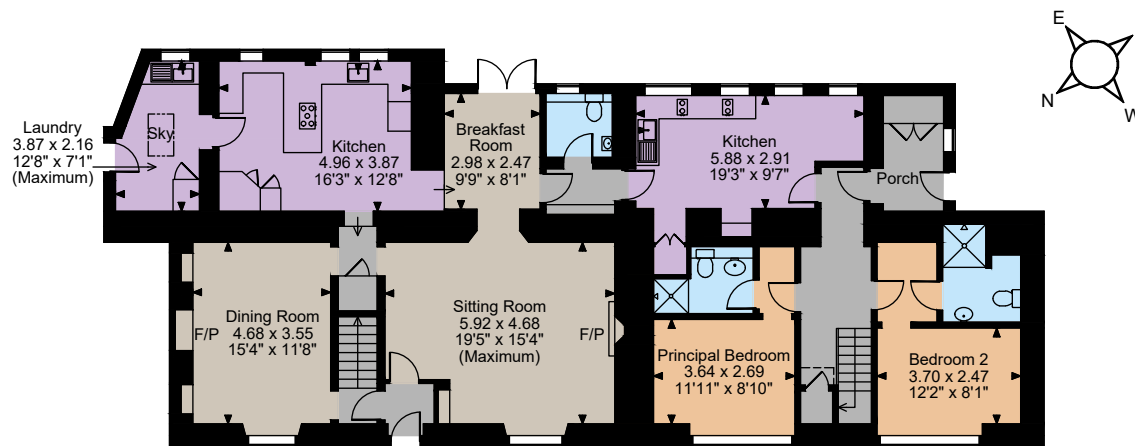
Nearby Schools

- Auchtertyre Primary (catchment school)
- Kyleakin Primary School (and Nursery)
- Kyle Primary School
- Plockton Primary School
- Plockton High School (catchment school)
- Portree High School



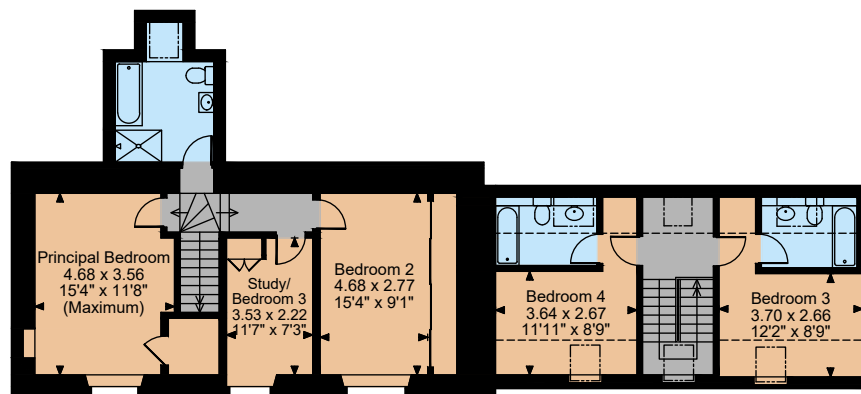






Ground Floor

Annexe



First Floor

Annexe

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 2,979 sq ft (277 sq m)

For identification purposes only.

Directions

Post Code: IV40 8EH

what3words: ///ascendant.patio.race

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity and water, private drainage to septic tank (SEPA registered), oil-fired central heating, with underfloor heating to the ground floor of main house.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: C

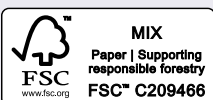
Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale. Further items may be available subject to separate negotiation.

Inverness

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