



Foinaven, Garve Road, Ullapool, Ross-shire

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Foinaven Garve Road Ullapool Ross-shire, IV26 2SX

A beautifully appointed home situated in the west coast village of Ullapool on Scotland's North Coast 500 route, set in substantial garden grounds with further development potential.

Ullapool 1.3 miles, Inverness 55.4 miles, Inverness Airport 62.7 miles (mileages are approximate).

Entrance hall | Sitting room | Kitchen/Dining area | Utility | 3 Bedrooms | 2 Shower rooms
Garage | Carport | EPC Rating: D

The property

Foinaven was originally built in the 1970's and was lovingly refurbished in 2019, creating a highly impressive, flexible living space of over 1,600 sq. ft of light filled space over three floors.

As you enter Ullapool from the south, you can't fail to notice Foinaven House sitting proudly in an elevated position with the most magnificent uninterrupted views of Loch Broom, Ullapool harbour and beyond. It currently operates as a luxurious self-catering property, offering the perfect Highland retreat, where guests can revel in a magnificent, picturesque setting and enjoy the majestic scenery. Additional information is available at www.selfcateringullapool.co.uk

The entrance hall with its pair of fitted store cupboards and stairway to the first floor opens naturally into the dual aspect sitting room. A picture window offers spectacular harbour views, whilst a feature fireplace with an inset log-burning stove provides a cosy atmosphere. The front-facing open-plan kitchen and dining area is a sociable space with large

corner windows overlooking the harbour. There is ample space to dine alongside a sleek kitchen, comprising a range of glossy handleless cabinetry, an island/breakfast bar and a range of integrated appliances, including a range cooker and a wine chiller. Completing the ground floor is a bright utility room and an adjacent shower room.

The first-floor landing branches off onto three well-proportioned bedrooms with various built-in wardrobes, all of which benefit from Loch views, as does the further luxurious shower room with walk-in shower.

The sale of the property will suit a variety of purchasers, including those looking for an investment opportunity, private dwelling house with the potential for further development subject to the appropriate planning consents: www.highland.gov.uk

Outside

The property sits within an elevated position approached via a gated tarmac driveway giving access to a gravelled parking area, carport and garage that sits beneath the ground floor. The mature front garden is carefully landscaped, with tiered sections comprising several manicured lawns, low stone walls, colourful herbaceous planting, shrubs and seating areas from which to relax and take in the impressive vistas. There is also a paved south-facing terrace beside the home, ideal for dining al fresco. There are several areas within the grounds that could potentially be developed further subject to the appropriate permissions.

Situation

The west coast fishing village of Ullapool on the North Coast 500 is a popular tourist destination, home to a wide range of local amenities and cultural events including a supermarket, schools, restaurants and a leisure centre. The main business and commercial centre of Inverness in the Highlands provides an extensive array of additional shopping, leisure and recreational amenities and an international Airport.





Floorplans

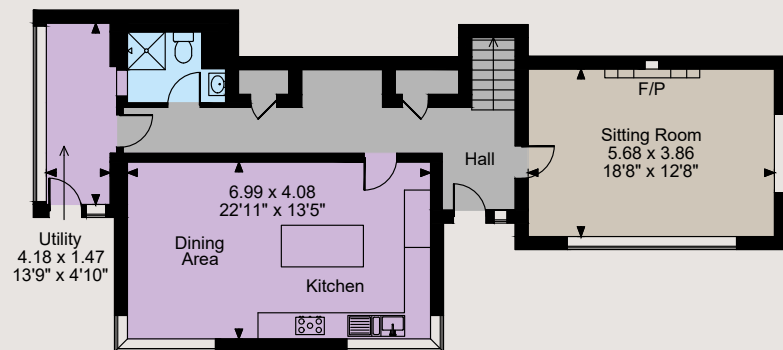
Main House internal area 1,623 sq ft (151 sq m)

Garage internal area 237 sq ft (22 sq m)

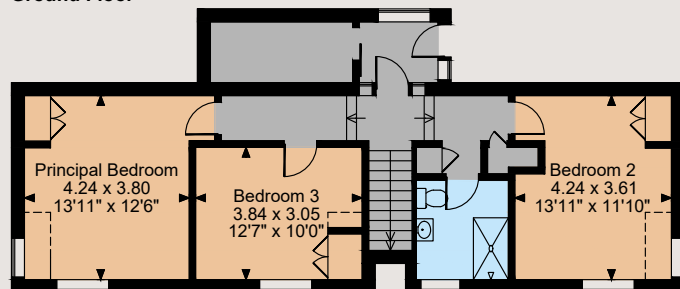
Carport internal area 162 sq ft (15 sq m)

Total internal area 2,022 sq ft (188 sq m)

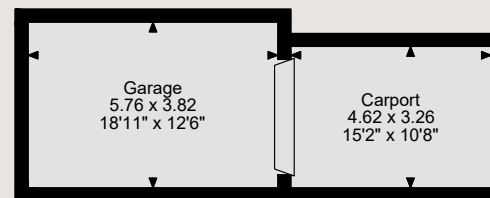
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Ground Floor



First Floor



Lower Ground Floor

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

--- Denotes restricted head height

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Directions

What3Words - ///fragment.photos.refilled

Travelling North from Inverness on the A9, take the second exit at the Tore roundabout onto the A835 signposted Ullapool. As you enter Ullapool you will see the property located on the right hand side just before the 30mph sign.

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.

Council Tax: Rateable value is: £3900.

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

Tenure: Freehold

Guide Price: Offers Over £550,000

Inverness

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