





The Courtyard


Little Courthill, Kishorn


A charming period home with elegantly-styled accommodation and a beautiful walled garden.


A splendid stone-built period property with outbuildings, set in a magnificent, secluded position in the northwest Highlands, close to the banks of Loch Kishorn and surrounded by beautiful gardens and woodland. The property has been renovated to a high standard and features Arts and Crafts style interior details, while the substantial outbuilding provides further opportunities for development.


**2 RECEPTION ROOMS**


**1 BEDROOM**


**1 BATHROOM**


**GARAGE**

**GARDEN**

**FREEHOLD**

**RURAL**

**1218 SQ FT**

**OFFERS OVER £325,000**

The property

The Courtyard is a delightful period property, providing attractive Arts and Crafts-style living in a stunning Highlands setting beside Loch Kishorn. Externally the property features charming stone elevations. Inside there is comfortable, flexible living space, while the adjoining outbuildings provides the potential for further development and additions to the living space.

The accommodation is arranged mostly on a single level, with underfloor heating and various highly attractive fittings and detailing throughout. There is a well-proportioned sitting room in which to relax with panelled walls and a woodburning stove. There are also French doors opening onto the central courtyard and a vaulted ceiling overhead, with an ornate, wrought-iron spiral staircase leading to the mezzanine level, which is ideal as a study area, or simply as additional space in which to relax. Further living space includes the well-equipped kitchen, with traditional tongue and groove panelled walls, worktops and units, a butler sink, a central island, and integrated

appliances. Skylights in the high vaulted ceiling overhead welcome plenty of natural light, while there is also space for a family dining table.

There is also one well-presented double bedroom and a bathroom with a bathtub and a large separate shower unit. Connecting the bedroom to the kitchen and breakfast room is the main hallway. The lobby area which has built-in cupboard space and bench seating provides access to the rear sun terrace and the walled garden.

Outside

The property is set within a secluded location, surrounded by woodland near the mouth of the River Kishorn. Access to the property is via a gated entrance opening onto the front courtyard garden. The house and outbuilding are both centred around the courtyard, with the outbuildings currently providing extensive garaging, storage and workshop space. There is a walled garden to the rear along with a potting shed and greenhouse.



Location

The Courtyard is set in a magnificent position in the Northwest Highlands, just outside the small village of Ardarroch and overlooking the stunning Loch Kishorn.

Local amenities can be found in Lochcarron approximately five miles away, including local shops, cafés, restaurants, a doctor's surgery, and a primary school.

The property is set in one of the most remote parts of the UK, with sweeping coastal and mountain vistas and access to stunning beaches, walking and hiking territory, including the rugged Torridon mountain range and the Applecross Peninsula.

The local network of A-roads including the A896, make Inverness and Ullapool easily accessible.

The city of Inverness lies 67 miles to the east, providing access to further amenities.

Distances

- Lochcarron 4.9 miles
- Broadford 36.8 miles
- Inverness 67.1 miles
- Inverness Airport 74.9 miles

Nearby Stations

- Strathcarron
- Plockton
- Attadale

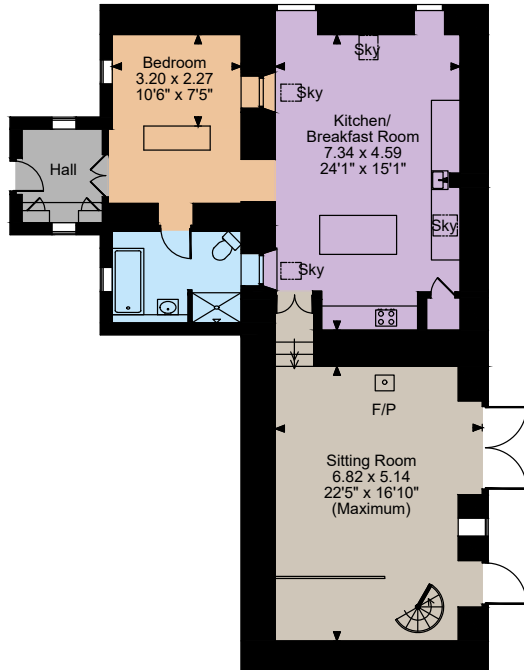
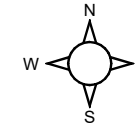
Key Locations

- Bealach na Ba
- Applecross Peninsula
- Isle of Skye
- Eilean Donan Castle

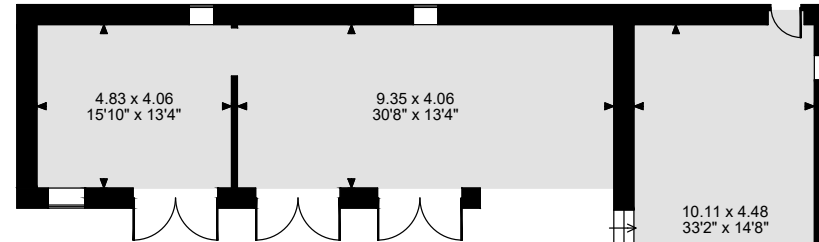
Nearby Schools

- Lochcarron Primary School
- Shieldaig Primary School
- Plockton High School

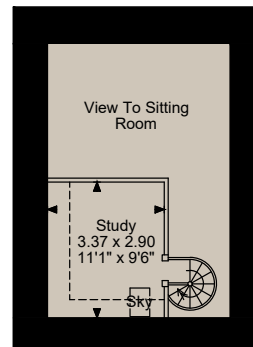




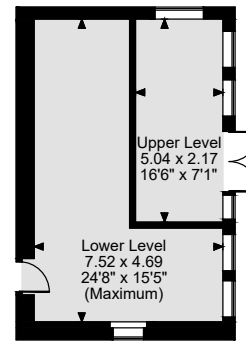
Ground Floor



Outbuilding



Mezzanine



Potting Shed

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

--- Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8660485/GBR

Floorplans

Main House internal area 1,218 sq ft (113 sq m)
Outbuilding and Potting Shed internal area 1,522 sq ft (141 sq m)
Total internal area 2,740 sq ft (254 sq m)
For identification purposes only.

Directions

Post Code: IV54 8XD

what3words: ///melt.decorated.rebounds

General

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

Services: Mains electricity, water and drainage. Biomass boiler.

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

Council Tax: Band C

EPC Rating: C

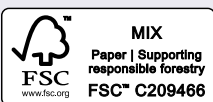
Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

Inverness

Castle House, Inverness, IV2 6AA

01463 719171

inverness@struttandparker.com
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

