



Loch Reraig House, Lochcarron, Strathcarron

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Loch Reraig House Lochcarron Strathcarron, Ross-shire IV54 8YL

A stunning small coastal estate extending to approximately 10 acres which includes a charming detached house, annexe, boatshed and pontoon, overlooking the idyllic Loch Reraig and surrounding countryside.

Lochcarron 5 miles, Strathcarron 9.5 miles, Plockton 24 miles, Inverness 67 miles, Inverness Airport 75 miles (mileages are approximate).

Garden room | Sitting room | Dining room
Study | Kitchen | 2 WC's | 2 Bedrooms | Family bathroom | Shower room | 2 Bedroom annexe (both with en suite shower room | Garden Large Boatshed

EPC Rating: E

The property

Loch Reraig House is a one-of-a-kind lifestyle property, set in a secluded location amidst some of Scotland's most rugged and stunning countryside, which extends to more than 1,400 sq. ft of attractive, light-filled accommodation arranged over two floors. The views from the property are magnificent, with everchanging, breathtaking views of its unspoilt surroundings.

The main home has a range of flexible reception rooms on the ground floor, including a dual-aspect sitting room with a stone fireplace and log-burning stove and a triple-aspect study. Centrally is a dining room with a large fitted cupboard and a hallway with turned stairs to the first floor and a garden room which enjoys panoramic Loch vistas. Completing the floor

is a bathroom, separate wc, a kitchen and an outdoor wc. The kitchen has a range of wall and base units along with a two-oven AGA range stove. The first floor is home to two well-proportioned bedrooms which are well-served by a central modern shower room.

Adjacent to the main home is a timber-clad annexe with a utility room alongside two bedrooms with en suite shower rooms and double doors opening to a raised deck with spectacular views.

Outside

The property is approached via a sweeping gravelled driveway, with the house set up in an elevated position atop stone-built wall. The grounds extend to approximately 10 acres of which the house and immediate garden have been de-crofted and fully deer fenced with the remaining area being subject to crofting tenure. The plot flows directly onto the waterfront and a private slipway and pontoon. The garden is largely laid to lawn, with a large boatshed/workshop, garden shed and a wooden circular gazebo with seating area and a wealth of colourful herbaceous planting and shrubs.

The property also benefits from the Game (Salmon & Trout) Fishing Rights in Loch Reraig.

Situation

Picturesque Lochcarron village offers a wealth of hiking, climbing and sailing opportunities and offers various local amenities including a store, primary school, eateries, doctor's surgery, garage and hotels. Nearby Plockton offers a range of additional facilities, whilst the thriving Highland capital of Inverness provides extensive cultural and recreational services and transport connections further afield. Inverness Airport provides daily flights to London and a range of domestic and international destinations, with rail links available at Strathcarron and road connections via Inverness and Fort William.





Floorplans

Main House internal area 1,402 sq ft (130 sq m)

Annexe internal area 517 sq ft (48 sq m)

Shed internal area 1,024 sq ft (95 sq m)

Total internal area 2,943 sq ft (274 sq m)

Quoted area excludes 'external W.C.'

For identification purposes only.



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

□□□□ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8600044/GBR

Directions

What3Words ///unfolds.aviators.snow

Once at Lochcarron, carry on straight through the village and as you come out of the town, turn left signposted to North Strome, Ardaneaskan, and Strome Castle (ruin). Drive on for about five/six miles. You will then reach Ardaneaskan, carry on till you come to a viewing point/carpark, turn right up the hill. At the top of the hill, go past two houses and a caravan on the right, and a house on the left. Carry on over the cattle grid, onto an unmade track until you drop down into Reraig bay. At the bottom of the hill there is a drive to your left with a red dustbin on the corner and you will see the property house sign 'Loch Reraig House'.

General

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

Services: Mains electricity and water. Oil-fired central heating. Private drainage to septic tank (SEPA registered).

Council Tax: Band E

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

Tenure: Freehold

Guide Price: Offers over £650,000

Inverness

Castle House, Inverness, IV2 6AA

01463 719171

inverness@struttandparker.com

struttandparker.com



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



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2024. Particulars prepared May 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited