The Old Perfumery

52A Mellon Charles, Aultbea, Achnasheen

STRUTT & PARKER

BNP PARIBAS GROUP

A stunning detached bungalow in a breathtaking coastal position.

A spacious property set in a dramatic position on the rugged coast of the northwest Highlands. The property sits within a small community of homes close to the village of Aultbea and provides comfortable, flexible living space with spectacular views across Loch Ewe.

- **2 RECEPTION ROOMS**
- **4 BEDROOMS**
- **4 BATHROOMS**
- **OFF-STREET PARKING**
- **GARDEN**
- **FREEHOLD**
- **RURAL**
- **3078 SQ FT**
- **OFFERS OVER £590,000**

The property

The Old Perfumery is an impressive four-bedroom bungalow built around an original croft house offering spacious, light-filled accommodation with a flexible layout, modern décor, and charming original features such as exposed stone walls and fireplaces.

The heart of the home is the large, open-plan kitchen, sitting and dining room. It features a high ceiling and a dual aspect with magnificent waterside views, both of which help to create a sense of space and light. The seating area has a woodburning stove, while there is also space for a family dining table. The kitchen has fitted units and under-counter shelving, a range cooker with an extractor hood and space for all the necessary appliances; the adjoining utility room provides further useful storage space. The study is a well-proportioned reception room, which could be used as a family room or a further bedroom if required. A door leads from the study to a spiral staircase which provides access to the first floor where there is a spacious room which could provide further study space or another reception room. The ground floor is completed by four well-presented double bedrooms with built-in wardrobes and three with en-suite facilities and doors to the garden. A family shower room is accessed from the central hallway.

Outside

At the front of the property there is a large tarmac and gravel driveway and parking area. Gravel terracing continues to the side and rear of the house. The gardens and grounds provide stunning views across the loch towards the dramatic mountains and towards the Outer Hebrides.

Note:
There is also a 0.205 acre building plot **available by separate negotiation** with planning in principal – reference 23/02886/PIP – www.highland.gov.uk. The plot is located within the south-east corner of the gravel car park of The Old Perfumery.

Location

The crofting village of Mellon Charles lies in an enchanting position on the northwest coast of the Scottish Highlands, with stunning views across Loch Ewe and out to sea. Occupying one of the least populous parts of the UK, and surrounded by miles of magnificent mountains and lochs, Mellon Charles is a small community, comprising a collection of homes and offering a plethora of walking, cycling, fishing and sailing opportunities. The world-renowned Inverewe Gardens are under 9 miles distant. Nearby Aultbea offers various conveniences including a well-stocked shop, a boutique hotel with a restaurant and public bar, a doctor's surgery, nursery, garage and a village hall, while Gairloch provides additional amenities including a gym and a High School. The Highland capital of Inverness is easily accessible via road, daily bus link from Aultbea, or rail at Achnasheen Station.

Distances

- Aultbea 2.6 miles
- Poolewe 9.7 miles
- Gairloch 15 miles
- Inverness 79 miles
- Inverness Airport 86 miles

Nearby Stations

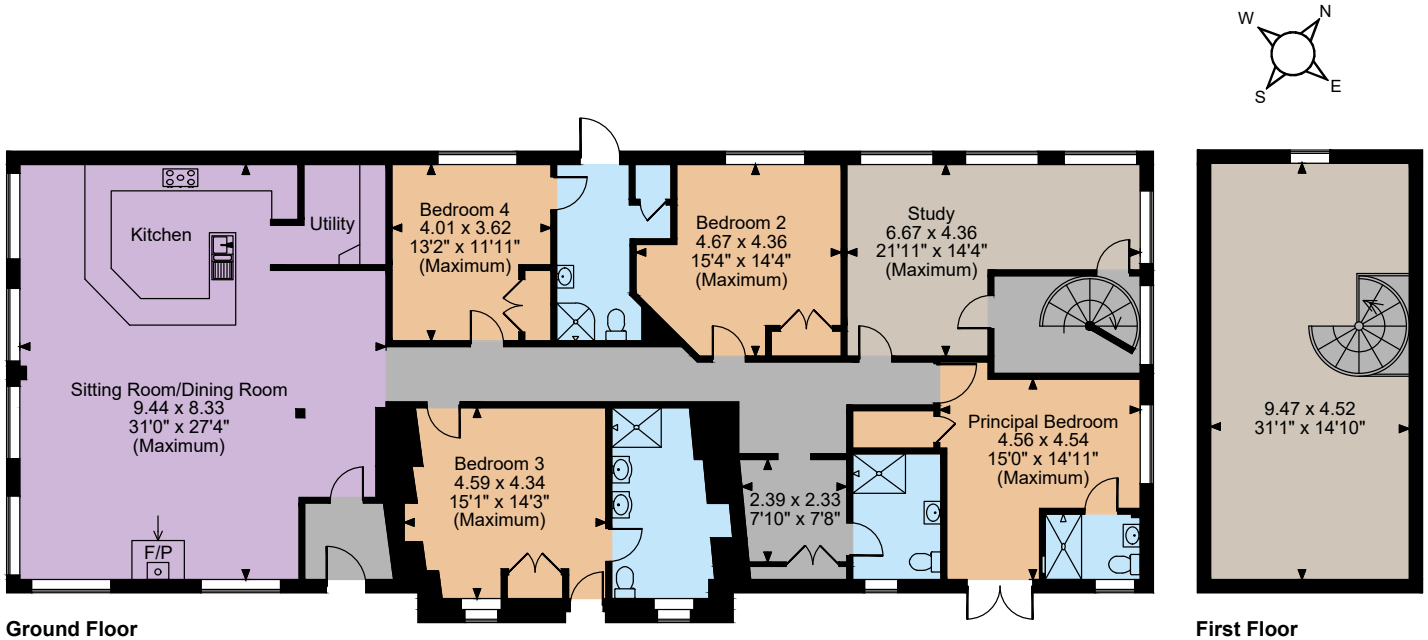
- Achnasheen 44 miles

Key Locations

- Inverewe Gardens
- Gairloch Sands
- Torridon
- Pool House
- Gruinard Beach

Nearby Schools

- Buallnaluib Primary School
- Gairloch High School



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

Internal area 3,078 sq ft (286 sq m)
For identification purposes only.

Directions

Post Code: IV22 2JL
What3words: ///montage.casual.culminate

From Inverness head north on the A9 to Tore roundabout and then join the A835 signposted Ullapool, proceeding for 36.9 miles before turning left onto the A832 signposted Gairloch. Continue for 31.3 miles before turning right signposted Aultbea and right again opposite the Aultbea Hotel. Follow the road through Aultbea and Ormiscaig to Mellon Charles, and after 3 miles the road rises and then descends to The Old Perfumery.

General

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

Planning: Prospective purchasers are advised that they should make their own enquiries with the local planning authority, contact above.

Services: Mains electricity, water and drainage. Oil-fired central heating.

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

Council Tax: Band F

EPC Rating: D

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

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