

Rhivichie,  
Rhiconich, Sutherland



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**A rare opportunity to acquire an attractive sporting, residential and amenity property (registered croftland) with natural capital opportunities in a stunning private setting in the northwest Highlands of Scotland**

Kinlochbervie 4 miles, Inverness 90 miles,  
Inverness Airport 97 miles (All distances are approximate)

**Rhivichie Farmhouse**  
Six bedroom detached farmhouse

**Land/Lochs**  
Approximately 1,850.67 acres (748.94 ha), including eight named hill lochs and riparian rights on the large Loch Crocach and Loch a Phreasan Chailltean and full ownership of Loch Mor Ceann na Saile

**Sporting**  
Red Deer Stalking, Wild Brown Trout Fishing, Rough Shooting

**Environmental**  
Woodland Creation and Natural Capital Opportunities

**For sale as a whole**

**Approximately 1,850.67 acres (748.94 ha) in total**

**Offers over £975,000**

**The Property**

Located in the northwest highlands of Scotland within the county of Sutherland, the property is situated close to the fishing village of Kinlochbervie.

Rhivichie extends to approximately 1,850.67 acres (748.94 ha) in total and comprises a stunning coastal block of land which is its own private peninsula. All of the land is registered croft land with the house and surrounding land being de-crofted. The land is a varied mixture of low ground pastureland in enclosures at the eastern boundary with the remainder being rough grazing. There are around eight named hill lochs, along with a myriad of lochans, which offer attractive fishing.

The land is relatively low lying rising from sea level with the highest point being the summit of Druim Lochan Imheir at around 133 metres above sea level. Rhivichie provides a diverse habitat and topography offering an excellent opportunity for a purchaser to explore environmental and woodland schemes and to benefit from the natural capital of the land and surroundings. There is a population of red deer which offers some enjoyable stalking for sport and management purposes.

The area provides an excellent base for sailing enthusiasts with a sheltered anchorage in Loch na Ceann Saile or the yacht marina in Kinlochbervie. There is also opportunity for further water sports such as kayaking, paddleboarding and jet skiing. The property also has its own private mooring on the seashore of Loch Inchar, where additionally there are also seabed rights available for mussel farming. Further details can be provided by the selling agents.



Click to play video



#### Rhivichie Farmhouse

The house at Rhivichie is located at the end of the access track and comprises a 1½ storey property which has been extended to provide the current accommodation. The house is set in an elevated position with breathtaking south, east and northerly views over Loch Inchar and the surrounding mountain landscape.

The accommodation can be summarised as follows:

- Ground Floor: Entrance Porch. Dining Kitchen. Sitting Room. Family Room. Bedroom. Utility Room. Two Bathrooms.
- First Floor: Five Bedrooms.

#### Farm Buildings

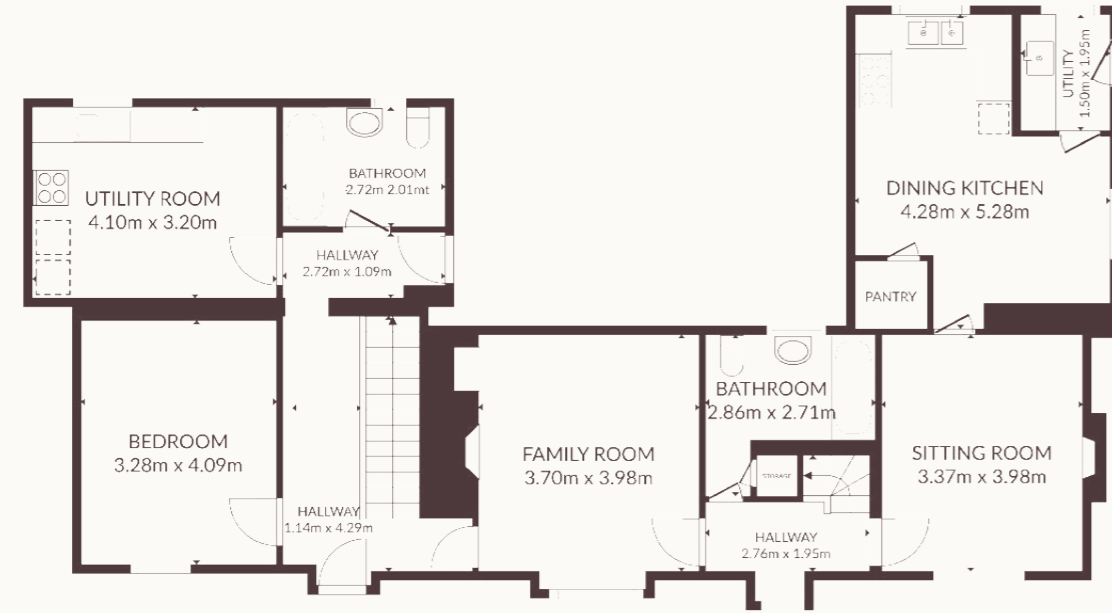
Located immediately to the south of Rhivichie farmhouse are the farm buildings which comprise a range of traditional and modern buildings as follows:

General Purpose Shed - approximately 60' x 30' - constructed of steel portal frame

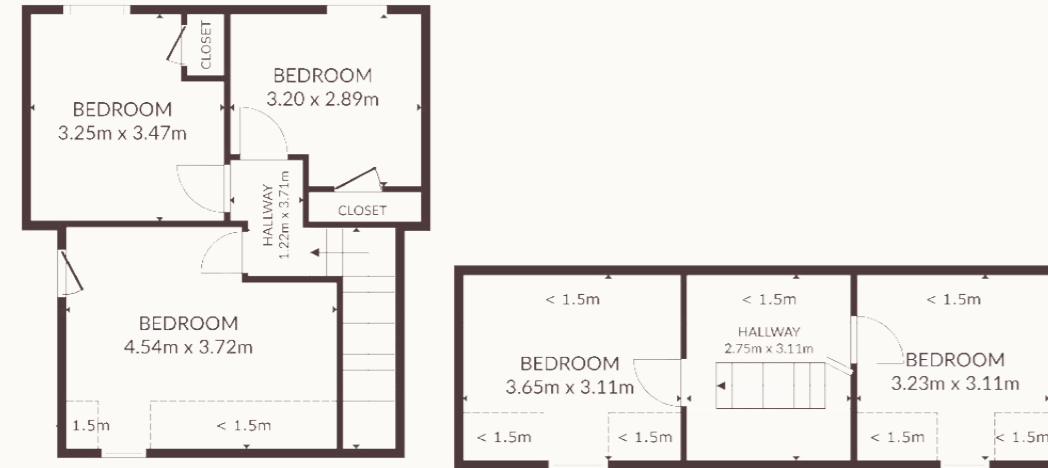
Traditional Barn - constructed of stone



Approximate floor area = 173.0 sq m / 1862 sq ft



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height

Drawn for illustration and identification purposes only

### Location

The property is set in a beautiful and wild location on the northwest coast of Scotland offering true peace and tranquillity. The area provides a stunning setting for walking, climbing, fishing and sailing, with the property perfectly placed for those looking to get away from it all. You can also regularly spot dolphins, otters and seals from the house overlooking Loch Inchar. The beautiful beaches of Oldshoremore and the famous Sandwood Bay lie close by with their pristine sand and turquoise waters warmed by the gulf stream.

The surrounding area boasts some of Scotland's most renowned mountains such as Ben Hope, Ben Loyal, Foinaven and Arkle, which provide challenging mountain climbing throughout the year.

Kinlochbervie has various amenities, including a local shop, two cafés, a parish church, a village hall and both a primary and secondary school. The area provides an idyllic setting for walking, climbing, fishing and sailing, with the property perfectly placed for those looking to get away from it all and explore both the spectacular sandy beaches and the dramatic mountain landscapes of the northern Highlands. Further amenities can be found in surrounding villages, while larger stores, supermarkets and amenities are found in Ullapool, around 60 miles to the south.

### Crofting

The majority of the property is designated as croft land. Further information on crofting tenure is available from the selling agents. The croft has a Registers of Scotland number of C6832.







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