



Skelbo Castle Cottage

Skelbo, Dornoch

A well-presented four-bedroom bungalow in a stunning setting beside the waters and nature reserve of Loch Fleet

A light and airy detached house set in a magnificent position beside Loch Fleet and within view of the ancient ruins of Skelbo Castle. The property offers well-presented living accommodation which takes full advantage of its stunning setting, offering views across the water, while also being within easy reach of everyday amenities and facilities at Dornoch.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE



APPROX. 0.4 ACRES



FREEHOLD



RURAL/ COASTAL



1,670 SQ FT



OFFERS OVER £365,000



The Property

Skelbo Castle Cottage is an impressive four-bedroom detached property offering light-filled accommodation arranged over a single level. The interior combines attractive living spaces with character features such as wood panelling, while full-height windows frame stunning views across the water.

The main reception room is the generous, 24ft long sitting room, which benefits from a dual aspect with windows to the east and west, looking towards the Skelbo Castle ruins and the open waters of Loch Fleet. The room has a handsome open fireplace and sliding glass doors opening onto the rear patio. There is also a formal dining room with space for a family dining table, while the kitchen is fitted with wooden units to base and wall level, an integrated oven, gas hob and extractor hood, as well as affording space for all the necessary appliances.

All the bedrooms are well-presented, including the dual-aspect principal bedroom, which enjoys splendid, far-reaching views. Two additional bedrooms benefit

from built-in storage, while a fourth bedroom opens onto the sunny porch. With its panoramic windows, ceiling lantern skylight, and direct access to the patio, this versatile space could also serve as a conservatory-style seating area. The property further benefits from a family bathroom and a separate shower room, which also functions as a utility space with plumbing for a washer and dryer.

Outside

At the entrance to the property, five-bar wooden twin gates open onto the gravel driveway, which provides parking space and leads to the rear of the house, where there is access across the lawn to the large detached garage for further parking, storage or workshop space. The garden has an area of patio across the back of the house, which is the ideal setting for al fresco dining, while there is a lawn beyond, bordered by hedgerows and post and rail fencing, with views across the waters of Loch Fleet beyond in one direction, and Skelbo Castle's 14th century ruins in the other.



Location

The property is set in a stunning and secluded position beside Loch Fleet, with easy access to the eastern coastline and to the magnificent hills and Munros of the northern Highlands. Dornoch is just four miles away, providing a wealth of everyday amenities including local shops, cafés, restaurants, a medical practice and both a primary and secondary school. Further amenities can be found 11 miles away in Tain, which offers a variety of shops and leisure facilities, including supermarkets, as well as secondary schooling. There is a host of outdoor activities available in the area including links golf at the world renowned Royal Dornoch Golf Club and also Tain Golf Club.

Transport links are excellent; the nearby A9 gives easy access to Inverness and its airport, Golspie and Tain stations offer regular services to Inverness and onward connections to Edinburgh, Glasgow and London and Dornoch Aerodrome has a small grass airstrip suitable for light aircraft and helicopters.

Distances

- Dornoch 4 miles
- Golspie 6.5 miles
- Tain 11 miles
- Inverness 44 miles
- Inverness Airport 51 miles

Nearby Stations

- Golspie 6.5 miles
- Tain 11 miles

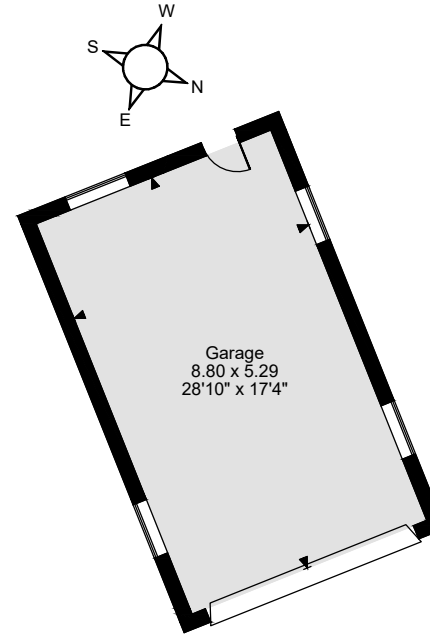
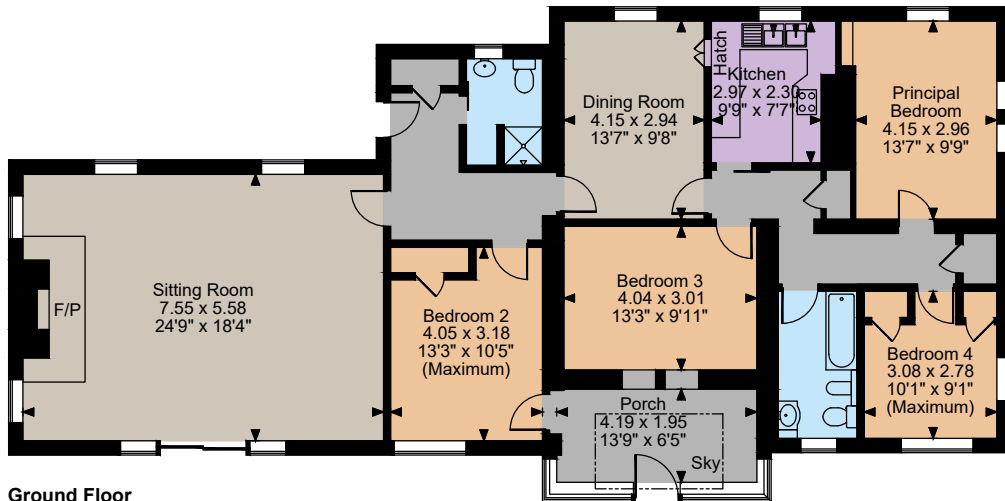
Key Locations

- Loch Fleet National Nature Reserve
- Royal Dornoch Golf Course
- The Carnegie Club - Skibo Castle
- Dunrobin Castle

Nearby Schools

- Dornoch Primary School
- Dornoch Academy





Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8653171/GBR

Floorplans

House internal area 1,670 sq ft (155 sq m)
 Garage internal area 501 sq ft (47 sq m)
 For identification purposes only.

Directions

Post Code: IV25 3QG
 what3words: ///embers.cheerful.chitchat

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) and calor gas-fired central heating.

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

Council Tax: Band E

EPC Rating: F

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

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 June 2025. Particulars prepared July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

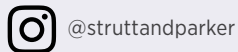
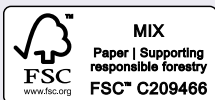
Inverness

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.

