

Naver Lodge,
20 Strathnaver, Syre



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Land and property. Since 1885.

An attractive Highland residence set within substantial grounds, occupying an elevated position with commanding views over the River Naver and the dramatic Sutherland landscape beyond.

Property

Naver Lodge is a well-presented detached residence. The original part of the house dates back to 1902 when stone dwellings were erected as part of the resettlement of Syre and Strathnaver some 90 years after one of the most infamous instances of the Highland Clearances. The original house was renovated and extended in the 1980s. It has an interesting history with several well-known names having a connection with the property.

The entrance porch leads to a spacious reception hallway which in turn gives access to all ground floor rooms. The hallway has timber book shelving, window seat and a pair of stained glass doors leading to an impressive staircase, one of two staircases in the house. The kitchen has modern base and wall mounted units, an integrated dishwasher and a free standing range cooker with 5 burner gas hob. There is a fully functioning butler's bell system. The sitting room has a modern Ecosy 4 kw multi fuel stove. There is a study/office with built in timber shelving. The large drawing room has a dual aspect with lowered windows to enjoy views to the south of the Munro Ben Klibreck. The drawing room features a modern Ecosy 8kw wood burning stove. The ground floor bedroom has a fully accessible wet shower room adjoining. The utility room houses a washing machine and an energy efficient oil fired condensing boiler. There is a store room adjacent to the rear vestibule.

First floor south wing:
Principal bedroom with en suite bathroom and dressing area.
Further bedroom suite with bathroom.

First floor north wing:
Two bedrooms. Shower room.



Garden and Grounds

The house is approached by a long driveway past mature trees and a well tended lawn to a generous parking area. The garden extends to around 1 acre and is enclosed by a post and wire fence. The south west facing garden and lawn enjoy extended hours of sunshine.

Location

Naver Lodge is an impressive property situated on the B871 in the hamlet of Syre in the heart of Sutherland. The house sits in a beautiful elevated setting with views of the surrounding countryside and close to the River Naver famous for salmon fishing. The area is defined by its outstanding natural beauty, offering a rural setting with a wide range of outdoor pursuits including fishing, wildlife watching, hill walking and cycling.

Local day to day amenities are available in nearby Bettyhill (10 miles). Schooling is up to secondary level for which there is a bus service. Also available are Post Office/store, fuel station, cafe, library, swimming pool and hotel. A broader range of shops, services and facilities can be found in Thurso and Wick.

The North Coast 500 route which attracts visitors from all over the world is 8 miles away.

Kinbrace railway station (18 miles) provides connections to Inverness and Wick.

Postcode region: KW11 6UA

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk
Services: Mains water and electricity. Private drainage via septic tank (SEPA registered). Full oil central heating.
Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

Council Tax: Band F

EPC Rating: D

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



2,762 sq ft (257sq m)

2 reception rooms

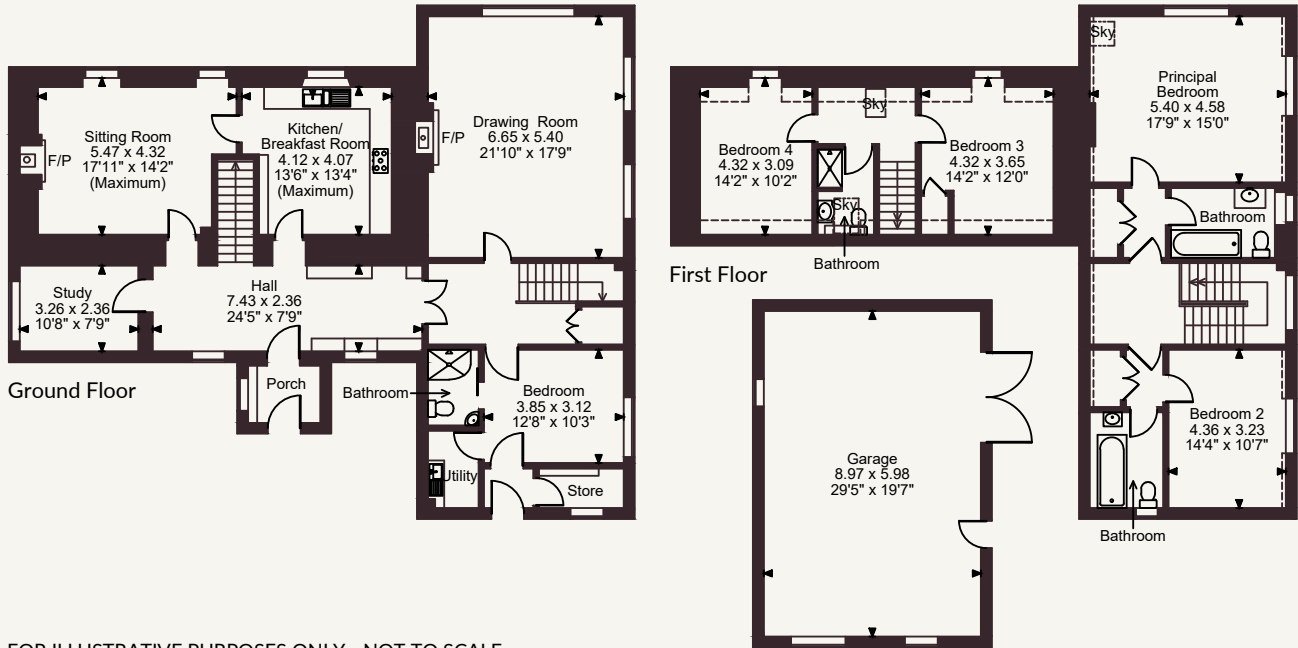
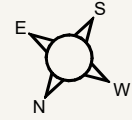
5 bedrooms

4 bathrooms

Freehold | Rural

Offers Over £375,000

Naver Lodge, Strathnaver, Kinbrace, Sutherland
 Main House internal area 2,762 sq ft (257 sq m)
 Garage internal area 577 sq ft (54 sq m)
 Total internal area 3,339 sq ft (310 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐☐ Denotes restricted head height

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