

Monster Moves



Croft 76, Scourie, Sutherland IV27 4TQ

Offers Over £285,000



UNDER OFFER

Croft and house for sale. An exciting opportunity for a change of lifestyle!

Croft 76 offers the opportunity for a change of lifestyle and to earn a living from a smallholding in the Highlands of Scotland.

The house was completed in 2023, is south facing and has stunning views across to the sea and spectacular views of the Highland landscape. The property sits on half an acre of decrofted land. Access is through the tenanted croft with two commercial sized polytunnels, one of which comprises a glamping pod and an area of raised beds for vegetable growing. The other tunnel features a large workshop area on one side and raised beds on the other. A chicken house, and small enclosure, is at the rear with access to the mature woodland. There are two additional cabins, with living/workshop/studio space.



THE HOUSE (13.0m x 7.70m)

42'7" x 25'3"

The House (71.75 sq m) comprises:- covered entry deck, vestibule, open plan kitchen/dining/living room, 2 bedrooms, bathroom and double aspect decking area.

Entry is via a covered deck and into the tiled vestibule with a cupboard for the central heating system to the right . On the left you enter into the light and airy open plan living area. The bespoke kitchen, with oak and granite worktops has an induction hob, integrated oven and dishwasher and a large walk in shelved pantry. The dining/living area has engineered oak flooring with a woodburning stove, floor to ceiling dual aspect windows and a sliding patio door onto the sun deck , large enough to enjoy outdoor entertaining!

Access to the two double bedrooms is off the living room - Bedroom 1 enjoys dual aspect windows and an open wardrobe. Bedroom 2 has stylish, wood panelled walls. Both with engineered oak wooden flooring. The bathroom has a white 3 piece suite; bath with overhead shower, wash basin and w/c, heated chrome towel rail and ceramic tiled flooring.

CONSTRUCTION

The timber framed construction sits on a raised steel base. Insulated panels are filled with sheep's wool and it has been externally clad in a mix of timber and galvanised steel sheets. There are triple glazed aluminium framed windows and doors, and underfloor heating from an air source heat pump fitted with an MVHR (mechanical ventilation and heat recovery) system

LAND & CROFT

The property occupies a site extending to 1.5 acres in total, encompassing the newly built house (completed 2023) which sits on an area of decrofted land of 0.5 acre. The sellers are the current tenants of the croftland. The croft is protected by a timber post and wire deer fence around the full boundary. Part of the land has been planted with native deciduous trees, and there is a mature tree shelter belt affording welcome shelter to the polytunnels and cabin. There is a separate fenced area with fruit bushes and a geodesic dome. The current owners run a successful Airbnb glamping pod within one of the polytunnels. It has a bedroom, a domed seating area, kitchen, dining area and bathroom, with a compost toilet and pebble-floored shower, all sited amongst the plants and vegetable beds.

LOCATION

Located on the north west coast of Sutherland, in an area of outstanding natural beauty and the Geopark. Its position allows easy access to the stunning coastline. The property sits on a single track road off the A894, on the southern edge of the village of Scourie. Local amenities include a primary school, doctors surgery, village shops, a post office, bar and restaurant, and a filling station. What3words ///giggle.allows.pavilions

ADDITIONAL INFORMATION

The water treatment plant is located within the decrofted house boundary. Highland Council Tax Band - A or B to be confirmed by Highland Council

VIRTUAL TOURS

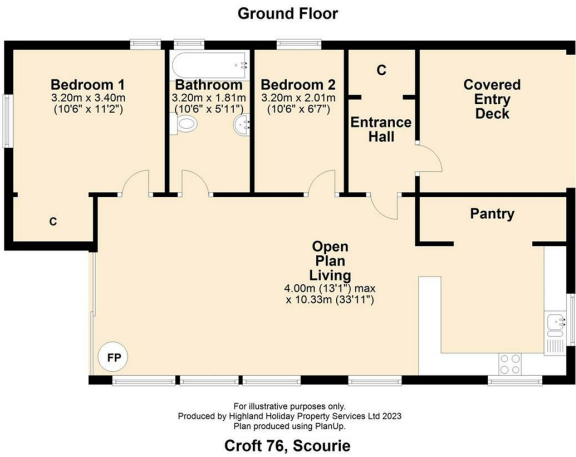
360 TOUR - <https://www.madesnappy.co.uk/tour/lgl7lg9732>

VIRTUAL TOUR - <https://youtu.be/pGeFMEUE7P4>

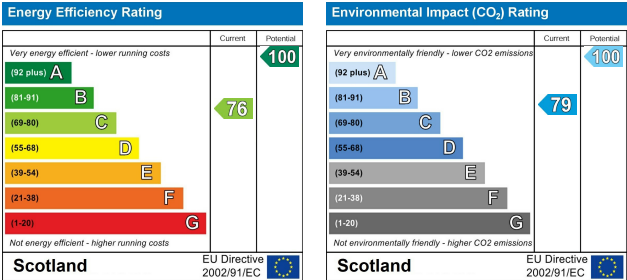
AREA MAP

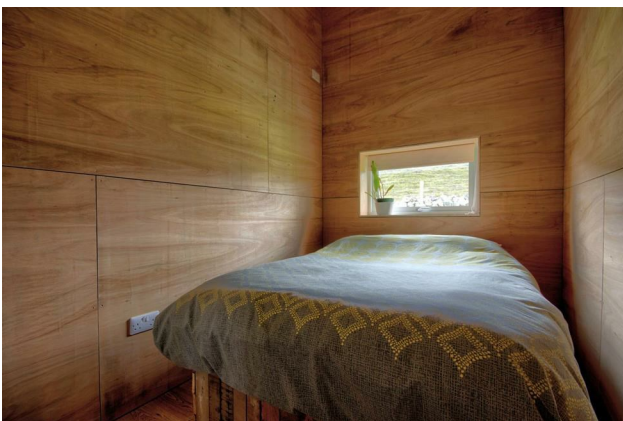


FLOOR PLANS



ENERGY EFFICIENCY GRAPH





PRS
Property Redress Scheme



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