



Kinlochmaree House, Kinlochewe - IV22 2PA

Offers Over £675,000

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Kinlochmaree House

Kinlochewe, Ross-shire

This stylishly renovated Victorian Manse pairs historic grandeur with modern sanctuary, offering a versatile retreat for family living or hospitality, only an hour from Inverness.

- Renovated Victorian Manse with period features
- 6 bedrooms, 4 bathrooms (2 en suite)
- Successful 2 bedroom holiday let
- Stone outbuilding with development potential
- 1.4 acres with vegetable garden, orchard and glasshouse
- Edge of village NC500 location

Accommodation Comprises

Ground – Entrance Porch, Drawing Room, Dining Room, Kitchen, Utility, WC

Ground Floor Apartment - 2 Double Bedrooms, Kitchen, Sitting/Dining Room, Shower Room.

First Floor Half Landing – 2 Bedrooms, Bathroom

First Floor – 4 Bedrooms (2 en suite), Family Bathroom

Stone Outbuilding – Garage & Workshop with Development Potential

Gardens – 1.4 acres, Vegetable Garden, Orchard, Glasshouse, Pond, Car Port, Lawn



Property Description

Kinlochmaree House was built in 1895. It offers 6 bedrooms, 4 bathrooms, (2 en suite), drawing room, dining room, kitchen, WC and utility. There is a 2 double bedroom ground floor apartment, currently a successful holiday let.

Stone built, offering 315 sq m over two storeys under a slate roof, the property recently underwent renovation to a specification and style that is rarely seen in the Highlands. This encompassed insulation, heating (incl. underfloor heating to kitchen, utility and family bathroom), double and triple glazing, re-rendering, re-plumbing, re-wiring, with a new kitchen and all new sanitary fittings.

The result is a Victorian property with modern underclothes.

The flagstone entrance opens into a hallway around which the drawing room, dining room, kitchen, WC and utility sit. Treated pitch pine abounds, including the original staircase with beautiful wooden bannister. Wood burning stoves add to the ambiance in the drawing room and dining room.

The kitchen features an island, fitted units, Elica downdraft induction hob and Miele electric oven, Belfast sink, underfloor heating, limestone flooring and doors through to the dining room.

The staircase climbs to a half landing, leading to 2 double bedrooms and a bathroom at the rear of the property (formerly staff quarters). The first floor landing gives access to 4 double bedrooms (2 en suite) and a family bathroom. This has a stunning raised, standalone, clawfoot bathtub, as well as a shower. The upstairs bathrooms have limestone flooring, while all bedrooms have wool carpets.

The ground floor has a self contained apartment, with its own rear entrance and parking. Offering 2 double bedrooms, kitchen, sitting/dining room and shower room, this apartment is a successful holiday let generating circa £28,000 revenue per annum.

The 1.4 acre gardens feature Scots pine, lawns, vegetable garden with raised stone beds, orchard, glasshouse, pond and a car port. A stone workshop offers garaging and development potential as further accommodation or a short term let, subject to consent.







General Remarks

What3words

woodstove.steepest.sang

Tenure

Freehold

Council Tax

Band G

Energy Efficiency Rating

EPC Rating: D

Local Authority

Highland Council

Services

Mains water, electricity and sewage.

Oil boiler for main house, air source heat pump for the ground floor apartment.

Fibre broadband.

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale. Some furniture may be available by separate negotiation.

Listing and Conservation

Kinlochmaree House is not listed, nor does it sit within a conservation area.



















Area Insights

Kinlochmaree House is situated on the western edge of Kinlochewe.

Inverness is one hours' drive from the property, where the Caledonian Sleeper train connects to London. Achnasheen train station connects with Inverness, less than 15 minutes' drive from Kinlochewe.

The village is located on the main route from Inverness to Scotland's beautiful northwest coast. The property is therefore less than half an hour from the sea at Loch Gairloch or Upper Loch Torridon. Gairloch has a fantastic village beach to match Big Sand to the north or Red Point to the south.

Kinlochmaree House adjoins the Beinn Eighe & Loch Maree Islands National Nature Reserve. The location is therefore a jewel for nature lovers. Nearby to the south, Torridon is the newest Nature Reserve and ancient temperate rainforests are receiving renewed attention on the slopes of Ben Shieldaig.

Outdoor enthusiasts canoe on Loch Maree, kayak in west coast sea lochs or enjoy low level walks and bike trails with routes starting directly opposite the property. Walkers can tackle some of the UK's largest mountains, with Slioch, Beinn Eighe, Beinn Alligin and Liatach all within 30 minutes' drive. The internationally attended annual Celtman triathlon passes through Kinlochewe.

The village has a shop, restaurant, hotel, a Caravan & Motorhome Club Campsite, petrol station and village hall with indoor climbing wall. There is an active Community Council supporting a resurgence of young families. Children attend Shieldaig Primary School and later, go by school bus to Gairloch High School.

Notable dining options include the Michelin starred 1887 Restaurant at The Torridon hotel, the Wee Whistlestop Cafe, Torridon and Gille Brighde, Diabaig.



Useful Links

Beinn Eighe & Lochmaree Islands National Nature Reserve

www.nature.scot

The Torridon

www.thetorridon.com/eat-drink/1887-restaurant

Shieldaig Primary School

www.shieldaigprimaryschool.wordpress.com

Gairloch High School

www.gairloch.org.uk/home

Walk Highlands

www.walkhighlands.co.uk

Things to do in Wester Ross

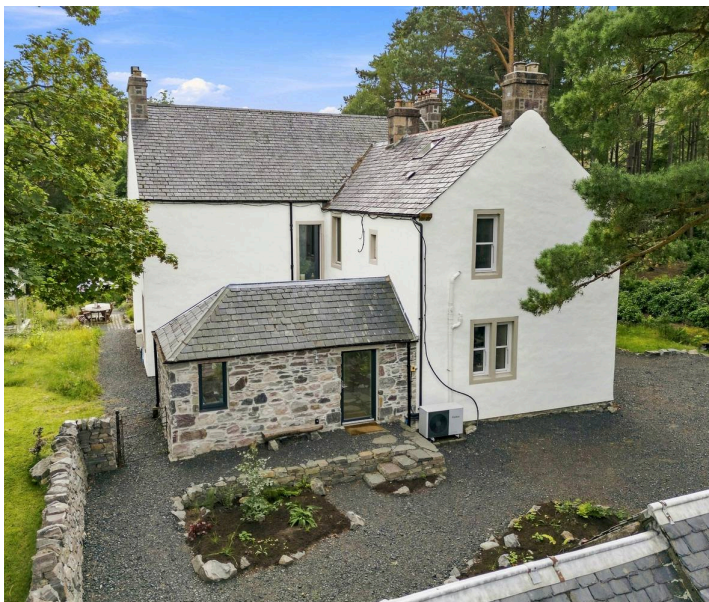
www.visitwester-ross.com/see-and-do/visitor-attractions

Torridon & Kinlochewe Community Council

www.tkcc.scot

Distances

Inverness 50 miles, Inverness Airport 57 miles, Gairloch 20 miles, Achnasheen Station 9 miles, Torridon 10 miles





Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

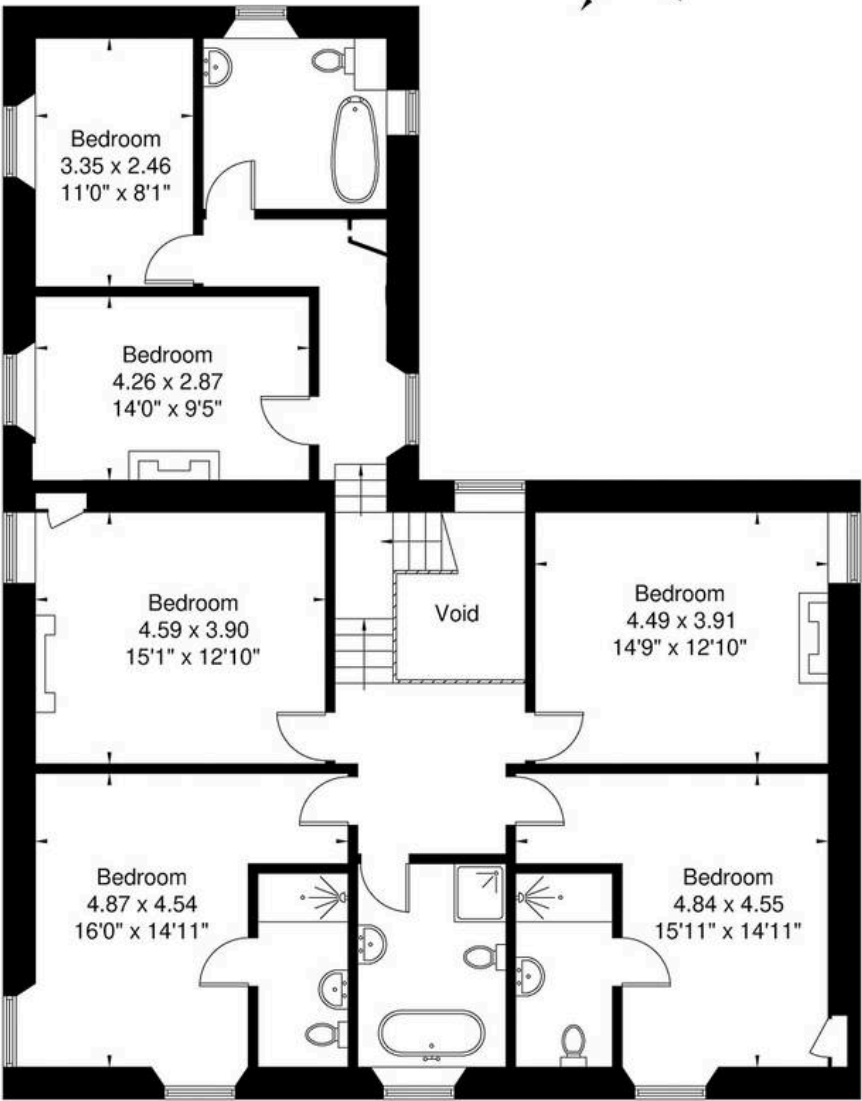
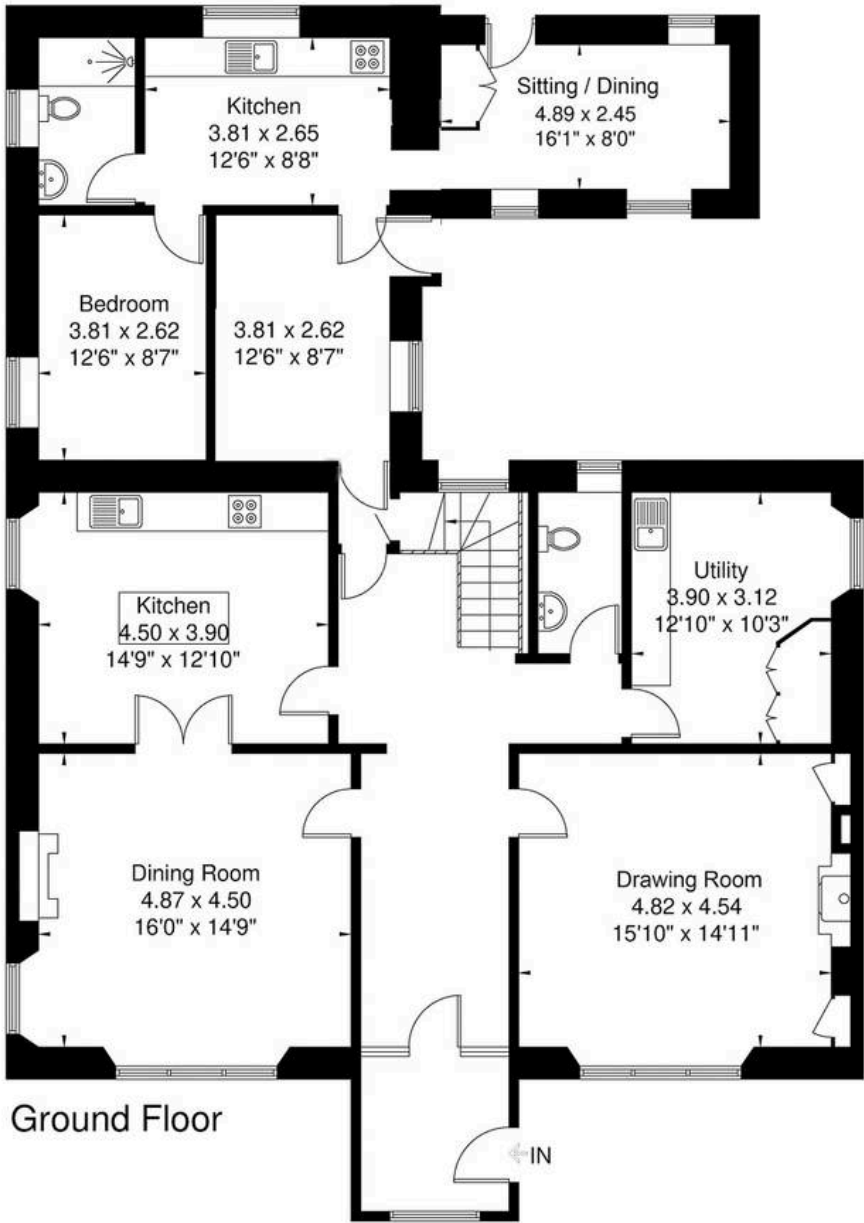
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.

Kinlochmaree House, Kinlochewe

Approximate Gross Internal Area = 317.1 sq m / 3413 sq ft



Ground Floor

First Floor



Paton & Co

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