

**Galbraith**



**THE OLD BARN**  
POOLEWE, WESTER ROSS



## THE OLD BARN, POOLEWE, WESTER ROSS

A stunning, high specification contemporary house in a spectacular lochside setting.

Gairloch 5 miles. ■ Inverness 74 miles.

- One Reception Room. Four Bedrooms.
- A beautifully appointed energy efficient house.
- Uninterrupted views across Loch Ewe to Inverewe Gardens.
- Direct access to the loch.
- Currently a successful holiday let with Short Term Let licence awarded.

About 0.14 hectares (0.35 acres) in all.

**Offers over £450,000**

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com

 **OnTheMarket**





## SITUATION

The Old Barn lies in a beautiful setting in the village of Poolewe in Wester Ross. The house is on an elevated site and has breathtaking uninterrupted views up Loch Ewe towards The Minch and across the loch to the NTS Inverewe Gardens, while there is direct access to the rocky shores of the loch and walks along its coastline.

Situated on the sheltered south side of Loch Ewe and with views across the bay, Poolewe has a shop, post office, a café and hotel, while nearby Gairloch has a wider range of shops and amenities as well as schooling up to secondary level. Inverness, about 2 hours' drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

The west coast of Scotland is known for its mild climate and stunning coastline with sheltered sandy beaches and island views. The coast is famous for its sailing, while inland mountains and moorlands offer spectacular scenery, hill walking, climbing and trout fishing on the hill lochs. The unspoilt countryside and coastline are a haven for wildlife with regular sightings of red deer, squirrels, eagles, otters and whales.





## DESCRIPTION

The Old Barn has been built on the site of a former stone barn used for drying fishing nets. Completed in 2019, this striking contemporary house with its larch clad exterior and slate roof sits comfortably in the landscape, while its elevation takes advantage of the stunning views.

The accommodation is beautifully presented with high quality finishes and fittings, while the extensive windows fill the house with coastal light and extend the sense of space into the landscape. The property is highly energy efficient with an air source heat pump, excellent insulation, and the benefits of solar gain.

The Old Barn is currently a highly successful, year round holiday let, managed through the owner's website <https://www.poolewebeachhouse.com/index.html>. The house has high occupancy levels with many repeat bookings. The potential exists to purchase the holiday letting business by separate negotiation. Further information is available on request.

## ACCOMMODATION

The accommodation over one floor comprises - Entrance Hall. Open plan Sitting Room, Dining Room and Kitchen. Master Bedroom with en suite Shower Room. Further en suite Bedroom. Two further Bedrooms. Bathroom. Utility Room.

## GARDEN GROUNDS

The property is approached from the public road, a driveway over which the owner has a right of access leading to a gateway and parking area at the side of the house.

The grounds extend to approximately 0.35 acres. The gardens are enclosed by post and wire fencing and laid mainly to grass with a decked sitting area adjacent to the house.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Business Rates	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Air source heat pump. (Underfloor heating)	Self-catering unit (zero rated)	Available*	Available*	C	Freehold

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

## DIRECTIONS

Exact grid location - What3Words - \\\ https://w3w.co/view.unions.vintages

## MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items may be available by separate negotiation.

## VIEWING

As the house is let, viewings are only available on changeover day (Saturday) between 12 noon and 4 pm.

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

## POST CODE

IV22 2JX

## SOLICITORS

### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

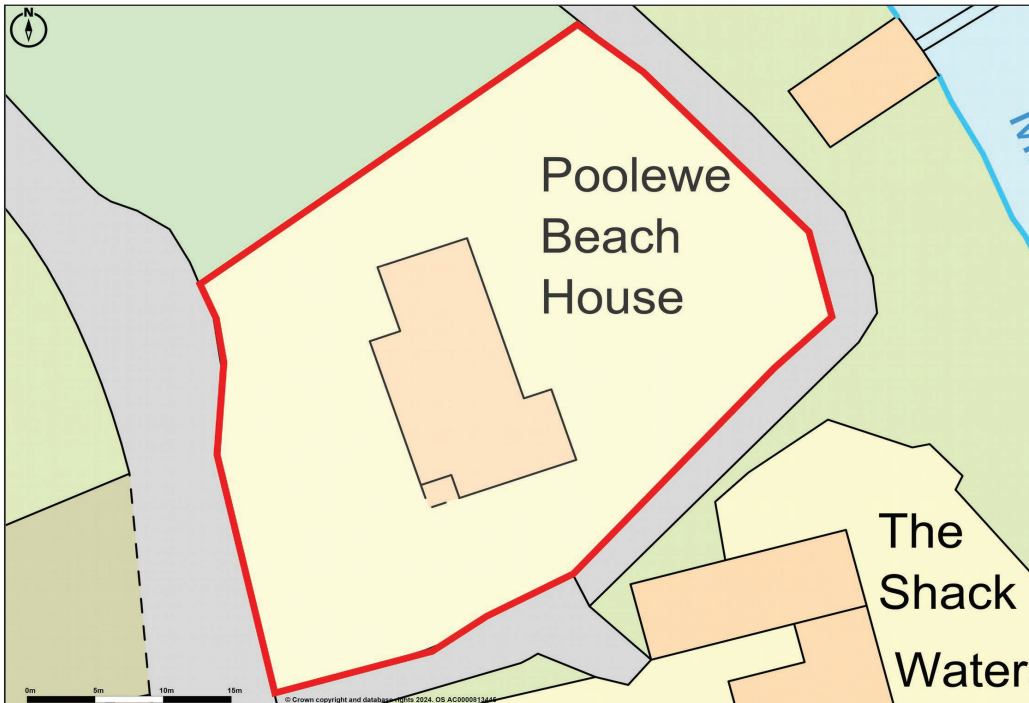
### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their

behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2024.

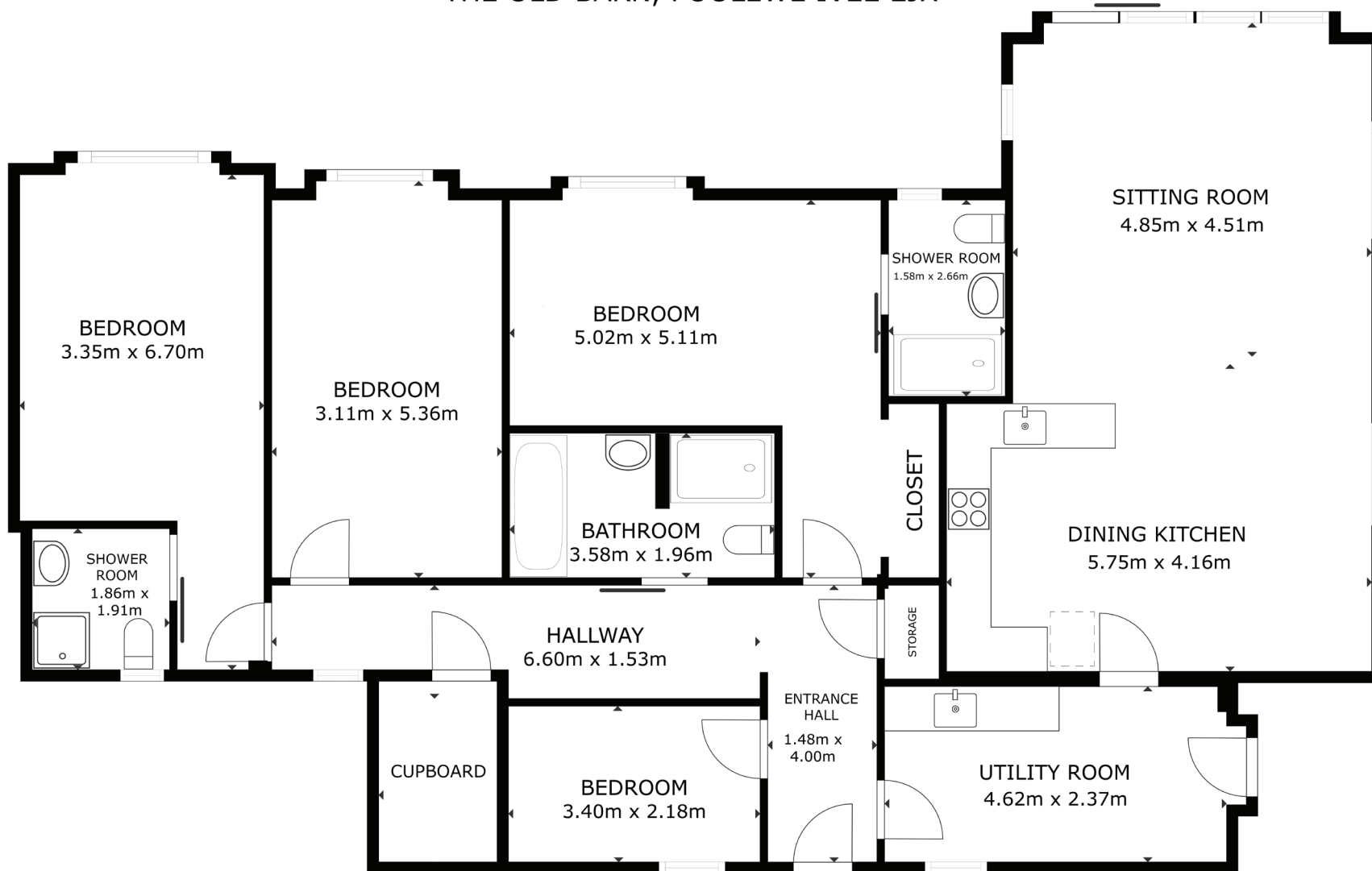








# THE OLD BARN, POOLEWE IV22 2JX



GROSS INTERNAL AREA  
FLOOR PLAN 155.9 m<sup>2</sup>  
TOTAL : 155.9 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Galbraith**

  
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PLEASE RECYCLE