



**9 NAAST**

POOLEWE, ACHNASHEEN

**Galbraith**



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### POOLEWE, ACHNASHEEN, IV22 2LL

**A decrofted house and adjoining croft tenancy in a beautiful setting on Loch Ewe.**

Poolewe 3 miles ■ Inverness 78 miles

- 1 Reception Rooms. 5 Bedrooms.
- Five bedroom detached, decrofted dwelling with garden ground.
- Assingation of the tenancy of adjoining croft with two bedroom detached cottage in need of full refurbishment.
- A stunning waterside setting with far reaching views.

**About 2.4 hectares (5.93 acres) in all.**

**Offers Over £475,000**

# Galbraith

Inverness  
01343 546362  
inverness@galbraithgroup.com

 OnTheMarket





### SITUATION

Naast is a scattered crofting township situated on the west shore of the sheltered sea loch, Loch Ewe. The property is in a beautiful setting with far reaching views over the water and the mountains beyond. Local amenities can be found in the village of Poolewe, set on the sheltered south side of Loch Ewe and with views across the bay, which include a general store with Post Office and two hotels, while nearby Gairloch has a wider range of shops and amenities as well as schooling up to secondary level. Inverness, about 1.5 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.

### DESCRIPTION

The property comprises a detached decrofted family house and garden ground and the tenancy of the adjoining croft. The decrofted dwelling has been in the ownership of the same family since it was built in around 1975 and has comfortable accommodation spread over two floors. The heart of the house is the sitting room/dining room from which views can be enjoyed over the croftland to Loch Ewe and beyond. The property which has been well maintained could benefit from a degree of modernisation but improvements made by the current owners include the renewal of the roof in 2012, and in 2023 the upgrading of the electrics, the installation of a new oil fired boiler and the replacement of the oil tank. The sale includes the assignation of the tenancy of the adjoining registered croft, Reg No: c944, <https://www.crofts.ros.gov.uk/register/viewcroft?ID=C944>. The croft includes a two bedroom detached cottage, which requires complete renovation but has the potential to be utilised as ancillary accommodation to the main property or as holiday accommodation subject to licensing. The accommodation within the cottage could consist of a hall, two reception rooms, a kitchen, bathroom and two first floor bedrooms. The purchasers of the croft tenancy will have to satisfy the Crofting Commission as to their suitability as tenants. Further information is available from the Crofting Commission <https://www.crofting.scotland.gov.uk/>

### ACCOMMODATION

Ground Floor - Hallway. Kitchen/Breakfast Room. Sitting/Dining Room. Bathroom. Three bedrooms.  
First Floor - Landing. Shower Room. Two Bedrooms.

### GARDEN GROUNDS

The picturesque croftland, partially bounded by post and wire fencing is approximately 5.28 acres in extent and comprises some rough grazing and a beautiful area of mixed woodland which is traversed by a burn and with mown paths creating a lovely circular walk. A second burn runs along part of the northern boundary and has a waterfall. A deer fenced orchard has been planted with a number of apple and pear trees. The croft in the main has been managed in order to encourage wildlife, with deer, otters, pine martins, seals and a variety of birds of prey regularly spotted. The croft runs in part to the mean high water springs of Loch Ewe and has direct access to the shore where a WW2 jetty, which lies out with the curtilage, projects from the coastline into the sea, an ideal launching platform for small vessels, paddleboards and kayaks. The decrofted garden grounds extends to approximately 0.6 acres, is unbounded, with the garden adjacent to the property being laid to lawn partially screened by mature trees and shrubs. An area of the woodlands through which the burns flows also lies within the decrofted area.





## OUTBUILDINGS

Detached Garage/Workshop

8.86m x 5.19m

Rendered block built with profile metal roofing. With power, lighting and a roller door.

Timber Shed

3.67m x 2.49m

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

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Septic Tank	Oil	Band E	Avialable*	Available*	D	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://what3words.com/gravel.gilding.prepare>

## MOVEABLES

All carpets, fitted floor coverings, blinds, curtains and white goods are included in the sale. Further items may be available by request.

## VIEWING

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.

## NOTES

The green area within our site plan donates the decrofted area with the remainder the tenancy of the croft.

## POST CODE

IV22 2LL

## SOLICITORS

Brodies LLP

Clava House

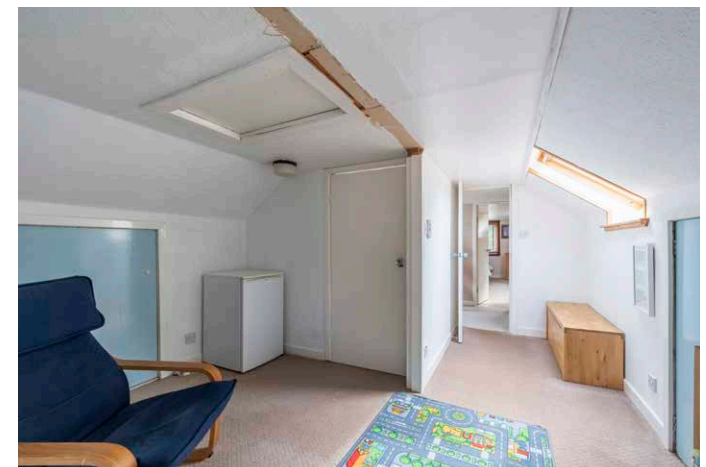
Cradlehall Business Park

Inverness

IV2 5GH

## ANTI MONEY LAUNDERING (AML) REGULATIONS

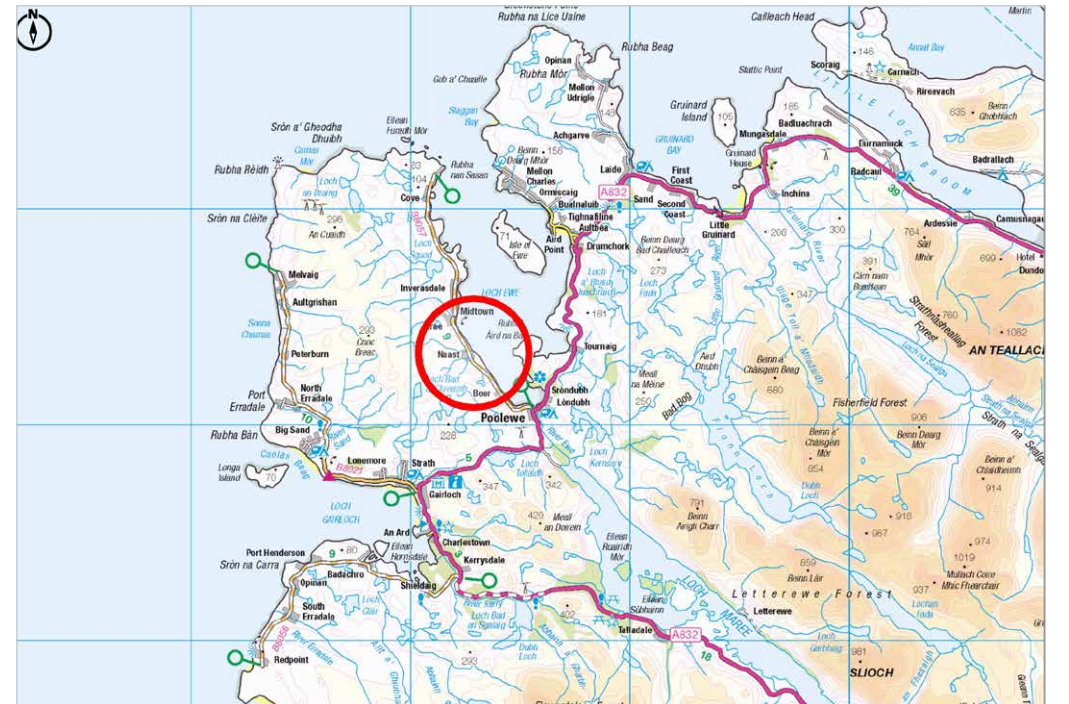
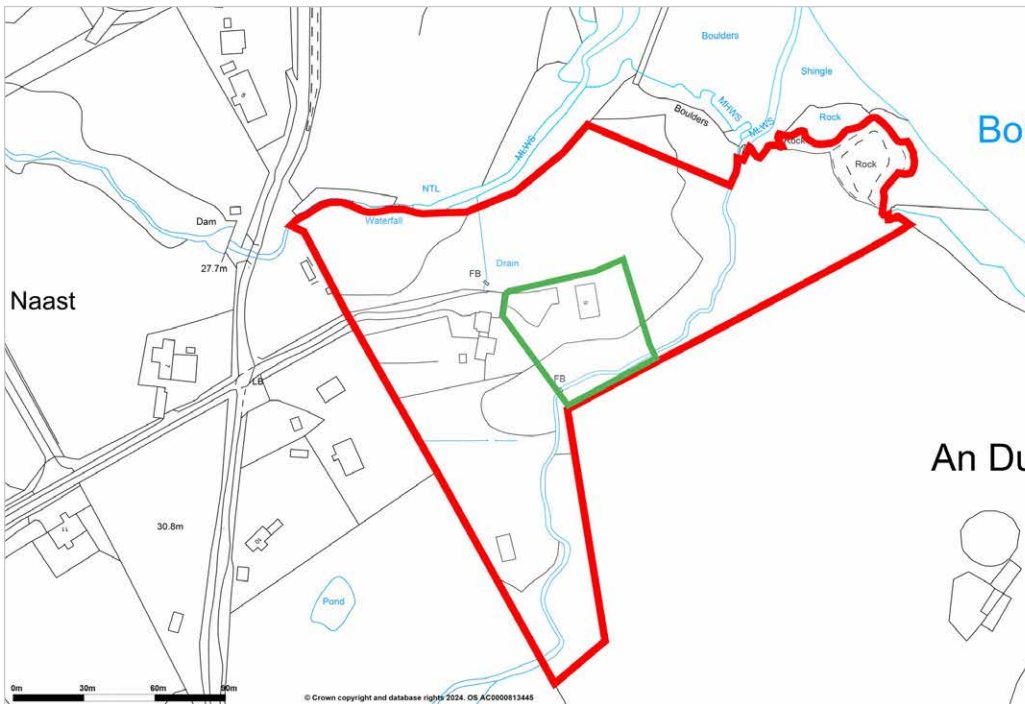
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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

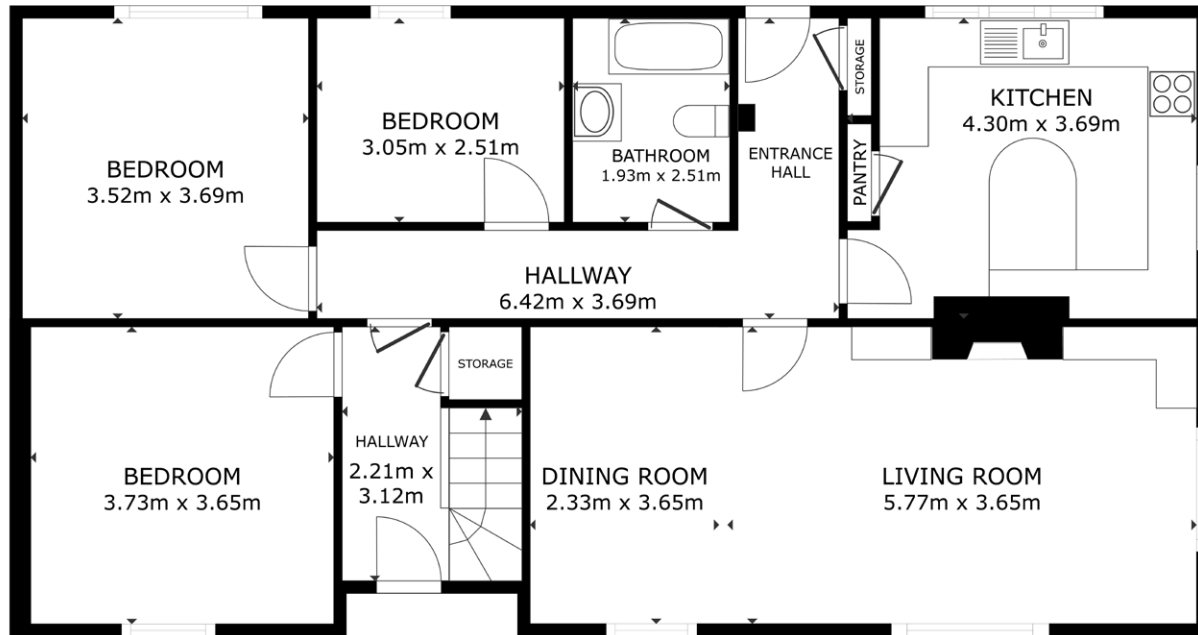
(to be added to the foot of the Floor Plan page (Please note Part 7 to be completed)) 1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are 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 for 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 '21, July '23 and Aug '24.



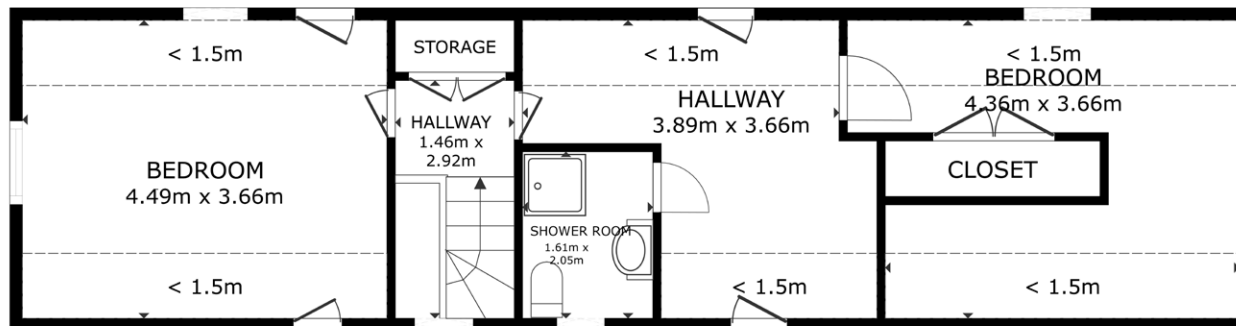




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GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
 FLOOR 1 105.8 m<sup>2</sup> FLOOR 2 35.1 m<sup>2</sup>  
 EXCLUDED AREAS : REDUCED HEADROOM 19.8 m<sup>2</sup>  
 TOTAL : 140.9 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





**Galbraith**