



# Slumbay House

Church Street, Loch Carron IV54 8YP

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**Beautifully presented four-bedroom family home set in a waterside position enjoying superb open views to Loch Carron and the mountains.**

- **Rarely available property in an enviable location**
- **Modern, open plan and stylish house with high quality finishings**
- **Good sized garden grounds and double garage**



**SITUATION**

Slumbay House is situated to the east of the village of Loch Carron. The property sits in an elevated position at the waterside, sitting close to the village with open views over the Loch and to the hills beyond. Loch Carron is on the North Coast 500 tourist trail and lies at the head of the sea loch from which it derives its name. This part of Wester Ross is a favourite destination with walkers and all who love the outdoors. Within the village there are a number of amenities with a primary school, local shops, cafes, hotels, two fuel stations, three churches and a Medical Centre, together with a nine-hole coastal Golf Course. A rail link approximately 3 miles to the east at Strathcarron, provides a link east to Inverness and on to Inverness Airport and to the west, to Kyle of Lochalsh. The ever-popular tourist destinations of Applecross, Plockton and the Isle of Skye are each within a short drive.

**DIRECTIONS**

From Inverness take the A835, forking left at Garve on to the A832. At Achnasheen take the first exit at the roundabout for the A890 and continue straight until arriving in the village of Loch Carron. Continue west through the village staying on the A896, but just you leave the village towards Kishorn, take a left-hand turn into Church Street, and continue just a short way down until you reach Slumbay House on the left-hand side.

Slumbay House is an immaculately presented property which is in walk-in condition and benefits from double glazing and central heating, powered by an air-source heat pump. The property is a stylish, modern, and generous family home with a large garden set in a stunning location enabling fabulous open views to Slumbay Island and Loch Carron.

A gravel driveway with double wooden leads from Church Street. The partially glazed entrance door leads into the entrance hall which has a large built-in cupboard with sliding doors together with a WC with a two-piece suite in white comprising WC and wash-hand basin; both the hall and WC have tiled floors.

An internal glazed door opens to the open plan kitchen/dining/living room with engineered oak flooring and has dual aspect windows to the front. There is underfloor heating to the ground floor, further complimented by a modern wood-burning stove on a glass hearth. There are radiators on the upper floor. Double glazed doors open from the lounge area on to a large deck area with glass panelling, enabling a generous dining area. Steps down at each end to the rear garden.

The kitchen has an excellent range of units in grey with a marble work surface and stylish tiling to the splash backs. There is a built-in AEG oven and microwave and a five-ring AEG induction hob with extractor over. A central island houses the sink unit and integral Electrolux dishwasher.



Doors open from each side of the open-plan living area to double bedrooms each with glazed doors enjoying far-reaching views. Both bedrooms have built-in double wardrobes.

Bedroom One has a three-piece suite in white comprising WC, wash hand basin and bath, with a mains shower over.

Bedroom Two ensuite has an ensuite shower room with a two-piece suite in white and walk-in shower cubicle which is fully tiled.

From the sitting room, a staircase with a large window at the turn rises to the upper floor landing. The gallery landing with glazed panels overlooks the sitting room.

Bedroom Three sits to the side of the property. This is a single room with built-in eaves storage. Bedroom Four sits to the rear of the property and has dual aspect windows to rear and side enjoying far-reaching water and mountain views.

Completing the internal accommodation is a bathroom which is stylish and modern with a three-piece suite comprising WC, wash hand basin and bath with mains shower over. It is fully tiled.

#### **EXTERNAL**

Slumbay House sits in large garden grounds which are mainly laid to lawn and bounded by stock fencing. Its elevated position ensures uninterrupted far-reaching views to Loch Carron.

To the front of the property is parking for several vehicles. There is a double garage with side glazed door together with two electric roller doors. Extra storage in the roof area is accessed via a hatch and an electric winch system is installed to aid the movement of items.



## SERVICES

Mains water  
Air Source Heat Pump

## COUNCIL TAX BAND E

## VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents.

### Important Notice

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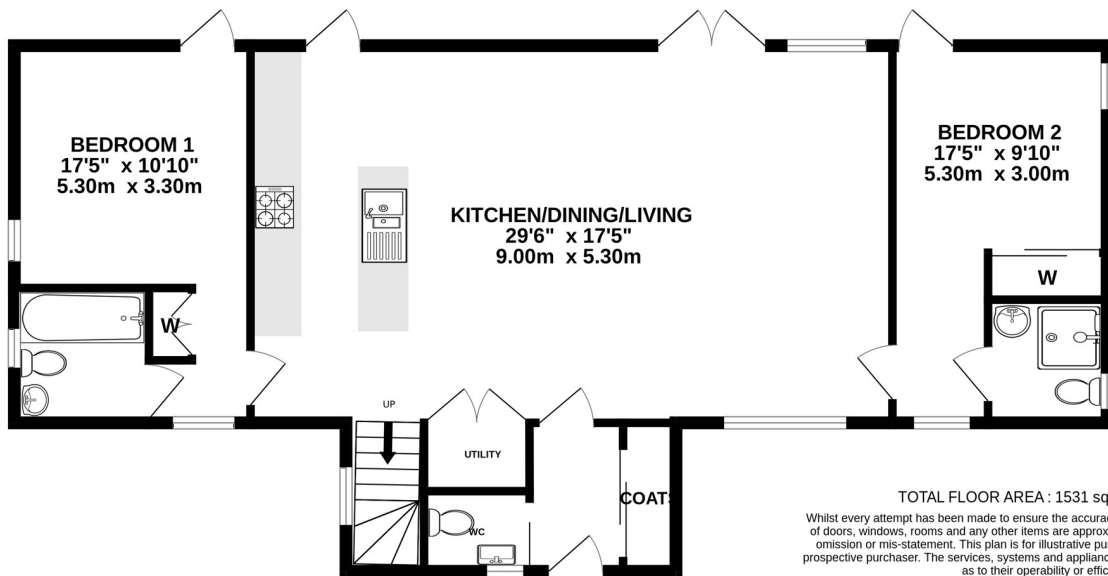
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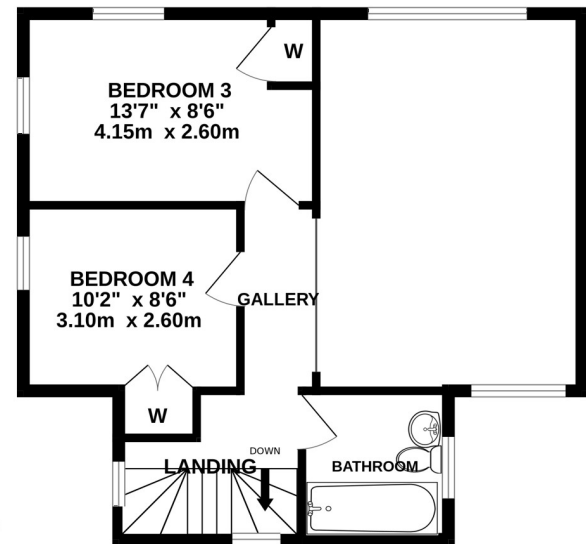


GROUND FLOOR  
979 sq.ft. (90.9 sq.m.) approx.



TOTAL FLOOR AREA : 1531 sq.ft. (142.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.









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