



Lochside House

Stoer, Lochinver, Lairg, IV27 4JE

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Introduction

HOME REPORT VALUE £285,000

Lochside House is a beautifully presented two-bedroom cottage sitting on the side of Loch Sgeireach in Stoer with delightful views over the loch to the mountains.

Upgraded and modernised throughout to a very high standard

Good sized garden grounds



Lochside House is a delightful traditional stone-built cottage which has been upgraded and modernised to provide comfortable living accommodation. The property has been tastefully decorated throughout and has the highest quality finishings. The property is fully double glazed and has electric heating throughout.

Lochside is accessed via a grassed driveway to the side and a grass path to the front door from where stone steps leads to a UPVC door to the entrance vestibule which has wood panelling features and window overlooking the loch. A half glazed door opens to the hallway.

To the right of the hallway is the kitchen which has an excellent range of country style units with a wood effect worksurface. There is an inset five ring ceramic hob with decorative tiled splashback over a built-in oven and grill. Also, a built-in AEG dishwasher, John Lewis fridge and Hotpoint fridge. A freestanding dresser is an attractive feature. A window to the front overlooks the loch.

A door leads to the utility room which has units which complement the kitchen and a Bosch washing machine. There is a further built-in storage cupboard. A door takes you to the rear porch which is fully glazed to half height and gives access to the back garden.



Returning to the hallway and the sitting room sits to the left. It has dual aspect windows enjoying loch and sea views. It has a central feature of a fireplace with electric stove on a slate hearth with wooden mantle. To the rear of the hallway is a WC with a two-piece suite in white comprising WC and wash hand basin. There is also an understair storage cupboard.

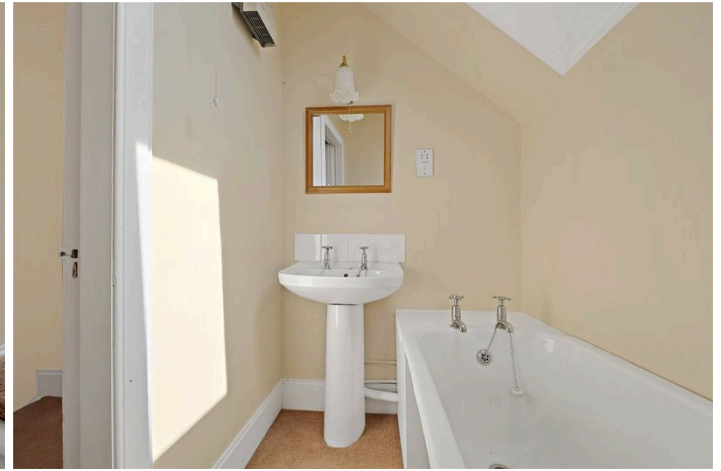
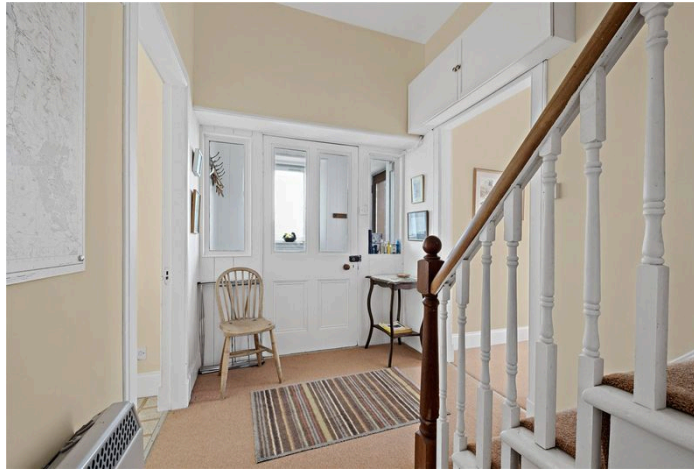
A staircase rises from the hall to the upper floor landing. The two bedrooms are both double in size. Bedroom one has dual aspect windows enjoying loch and mountain views to the front and views to the sea from the side.

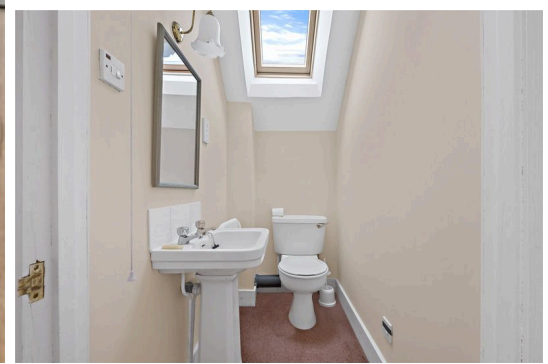
Bedroom two has a window to the front and enjoys views over the loch.

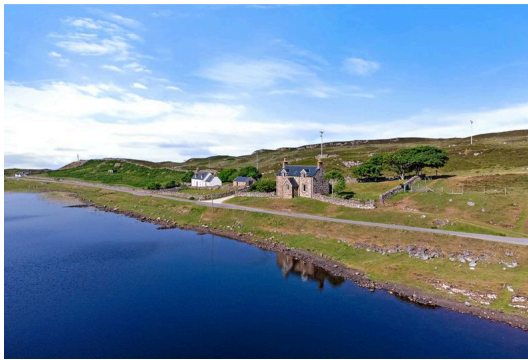
There is a WC with wash hand basin and toilet, a separate bathroom with a wash hand basin and bath and a shower room with fully tiled shower cubicle and mains shower.

External

Lochside House has a large garden which is laid to lawn with some mature trees. It is bounded by a stone dyke.

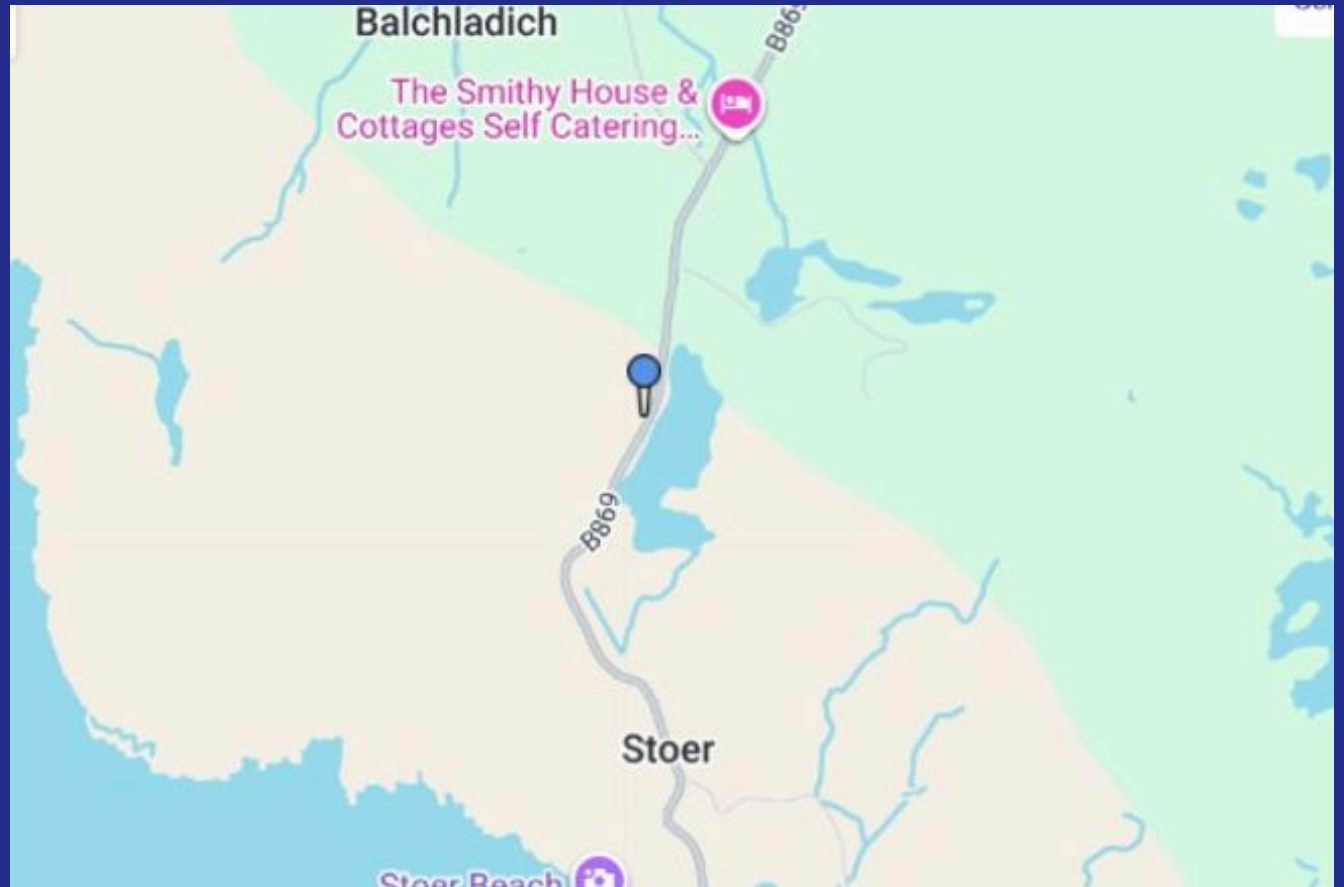






Location

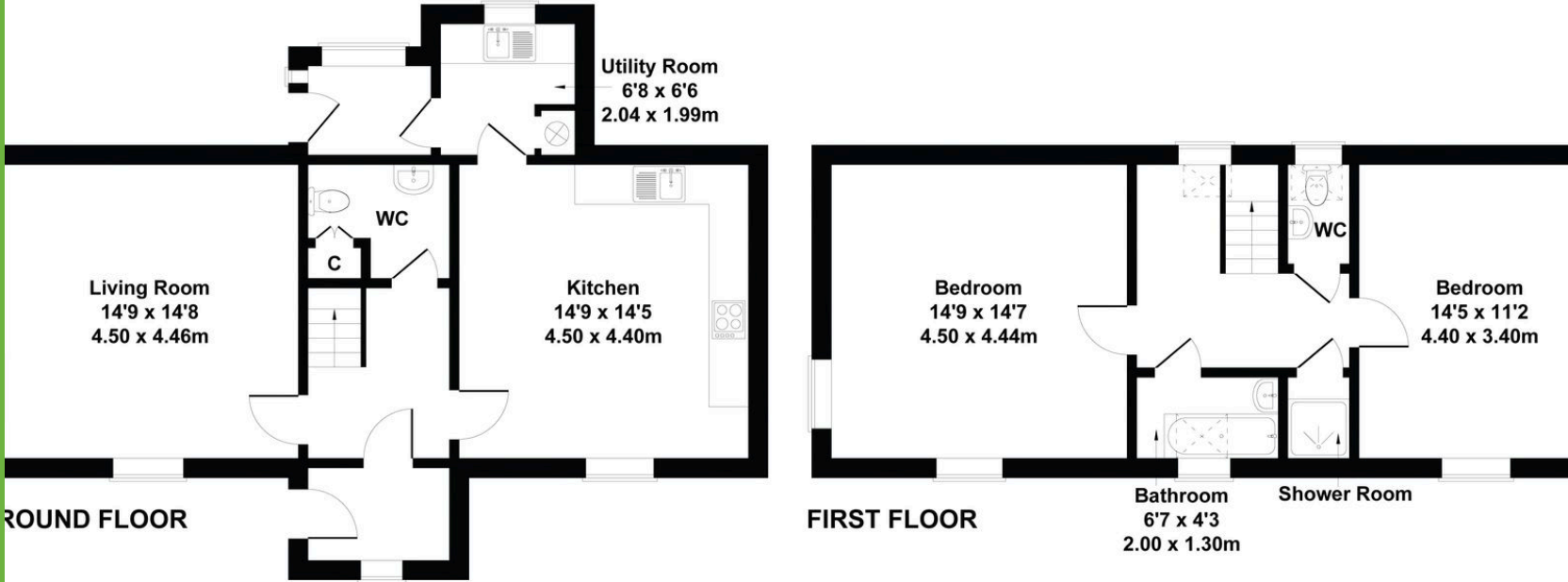
Lochside House is situated at the side of Lochan Sgeireach on the dramatic West Coast of Scotland in the hamlet of Stoer within easy walking distance of the bay and a sandy beach at Clachtoll. Clachtoll has a small shop and a fish and chip shop. Local facilities can be found in Lochinver which is 6 miles away. The village provides a range of services including shops, post office, cashpoint, school, medical services, leisure centre and good quality restaurants. Ullapool, some 43 miles away, has a wider range of shops, a supermarket, restaurants, pubs and hotels and is the main ferry terminus to Stornoway. The city of Inverness is about 100 miles to the south and has a greater variety of facilities including modern shopping centres, theatre, hotels and restaurants, cinemas and the main railway station. Inverness Airport has a variety of services to include destinations both domestic and abroad. The property is on the Assynt Peninsula which has a spectacular coastline and many magnificent mountains as well as some 240 lochs which provide some wonderful wild brown trout fishing (by permit). The area has white sandy beaches and rock pools with the most famous being Achmelvich with its sand dunes and turquoise waters.



Plans

Lochside

Approximate Gross Internal Area
1206 sq ft - 112 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Details

Local Authority

Highlands and Islands Council

Council Tax

Band = D

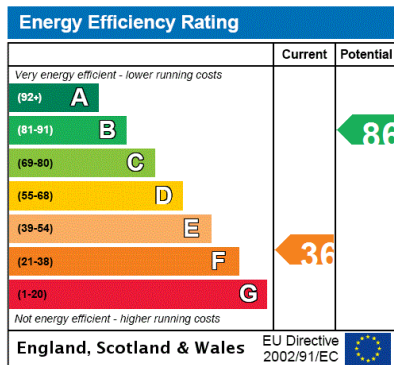
Tenure

Freehold

EPC

EPC Rating = F

Lochside



Services & Additional Information

Mains water, mains electricity and drainage to septic tank.

Directions

From Inverness travel north on the A9 to the Tore roundabout taking the 2nd exit onto the A835 to Ullapool taking a right onto Mill Street and continue on the A835 towards Lochinver. At Ledmore Junction turn left onto the A837 and follow the road to Lochinver. Just before Lochinver there is a sign for the B869 Coastal route – take this road and continue through Clachtoll. Continue up the hill and you will see the loch on the right, Lochside is on the left hand side. Parking is on the grassy driveway. What3Words:///beak.tabloid.glides

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Offers Over £250,000



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