

Croft 222 Raffin

Raffin, Lochinver, IV27 4JH

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Property Description

Croft

Croft 222 Raffin extends to approximately 25.29ha (62.4acres), comprising 3.79ha of inbye land located either side of the public road, 20.23ha of permanent apportionment which extends north to the western shore of Loch Cul Fraoich and 0.202ha of decrofted land enclosing Edoras House. There is a further 1.06ha of unfenced land approx. 1,000 metres to the west of Edoras. There is a modern galvanised steel-framed agricultural shed (22m x 20m), with box profile roof and side sheeting and concrete wall panels forming pens suitable for stabling horses. The floor is part concrete and part hard core.

The Croft provides extensive rough grazing for sheep or cattle, is registered with the Crofting Commission as a single croft and eligible to receive agricultural support through the BPS and LFASS schemes. STH3538

Please note – The pictures of the croft have been taken at different times of the year.

AVAILABLE TO PURCHASE – HOUSE (EDORAS)

Well-presented four-bedroom property which offers superb family living accommodation. Please contact selling agents for further information.



Plans

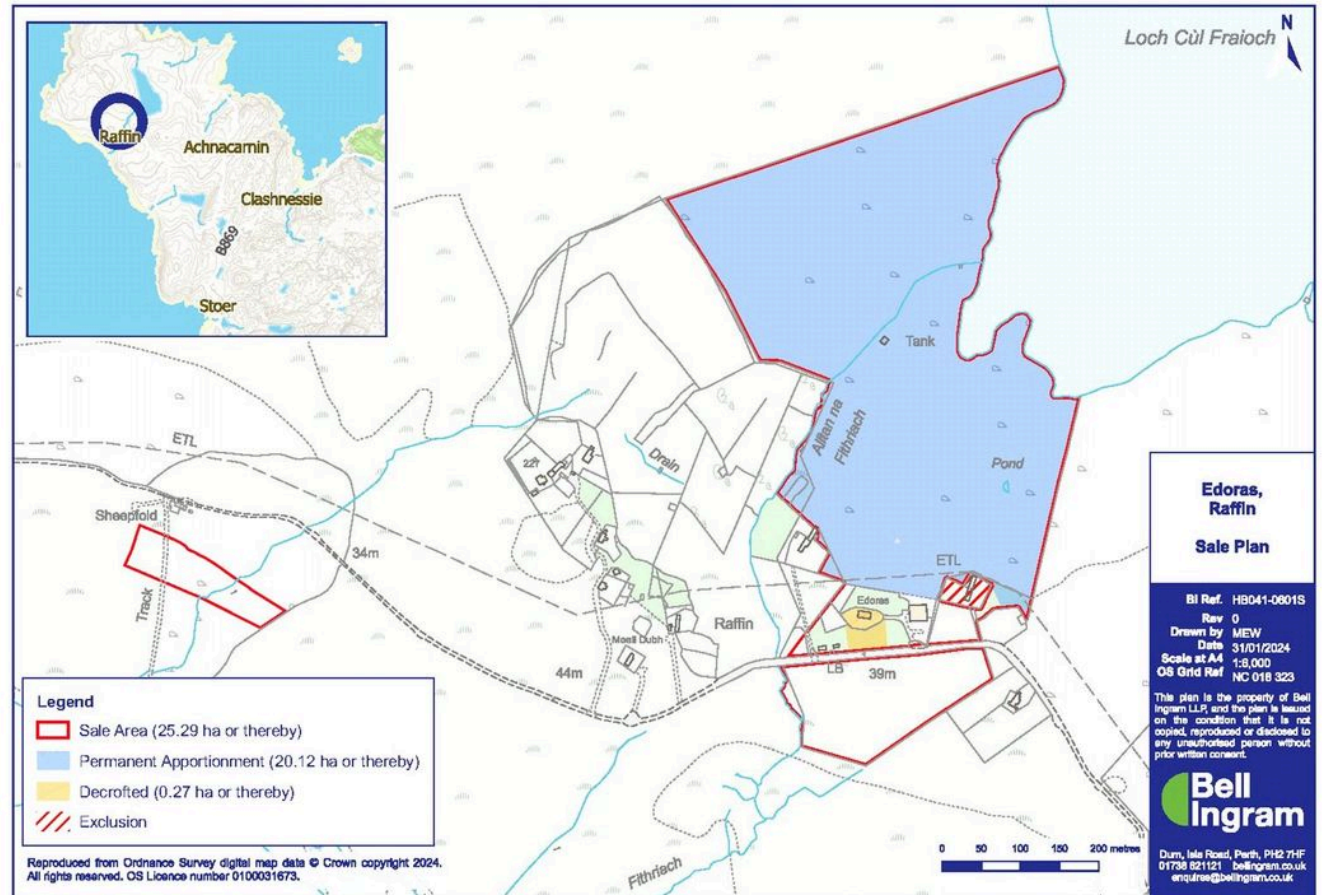
Approximate Area
62.4 acres

Location

Croft 222 Raffin is situated in the hamlet of Raffin on the remote coast of northwest Sutherland and has outstanding views to the south and west. On a clear day it is possible to see the Western Isles and South to Torridon and Skye. Closer to hand there are fine views of Suilven, Canisp, and Stac Polly situated South of Lochinver.

It is ideally situated to provide seclusion, mountaineering, excellent coastal walks, fishing, geology, kayaking, etc as well as enjoyment of the abundant flora & fauna in the area.

Lochinver has a Primary school, local shops, harbour and marina, leisure centre (with gym), restaurants, churches and a medical centre.



Details

Local Authority
Highland Council

Council Tax
Band = NA

EPC
EPC Rating = EXEMPT
N/A

Services & Additional Information

Directions
From Ullapool take the A835 north. At the Ledmore Junction turn left on to the A837 signposted Lochinver. After 17 miles take a right turn onto the B869 signposted Stoer, Drumbeg.

Follow the single-track road for 7 miles until you reach Stoer. Travel through Stoer and take the road signposted Stoerhead lighthouse. Turn left again after 2 miles signposted to lighthouse and Raffin. Follow this road to Raffin and you will see the large green agricultural shed and driveway on the right-hand side.

What3Words [///fornum.escape.arise](#)



Raffin, Lochinver, IV27 4JH
Offers Over £80,000

Enquire



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Offers Over £80,000