



Camas-An-Eilean

Arrina, Strathcarron, Highland, IV54 8XU

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Introduction

Traditional four-bedroom, stone built-cottage and outbuildings sitting in approximately 9.26 acres of land together with Eilean Mor, a private island extending to 7.42 acres, in an area of natural beauty on the shores of Loch Torridon, with direct shore access.

Camus An Eilean is a traditional, C Listed, stone-built cottage, under a slate roof. Although in need of upgrading and modernisation, it offers an excellent opportunity to acquire a charming, traditional property in an idyllic location.

The property has single glazing and is heated with two wood burning stoves. There is no central heating system.

Camus An Eilean is accessed from the main road by a track though the land.



A hardwood door opens to the hallway which gives access to the downstairs accommodation.

To the right of the hallway is the sitting room which has dual aspect windows to the front and side enjoying views over the garden to the loch and mountains beyond.

There is a built-in double cupboard and a woodburning stove on a stone hearth with stone surround.

To the left is bedroom one, which has a window to the front enjoying views over the garden to Loch Torridon. There is a woodburning stove on a stone hearth with wooden surround. A door leads to an en-suite shower room which has a WC, wash hand basin and shower cubicle with wet wall panelling and electric shower over. It has numerous built-in cupboards offering excellent storage.

A door leads from the bedroom to a rear bedroom which is a double room with a window to the side enjoying views over the gardens. It has a window seat with storage below.

Returning to the hall, a door gives access to a WC with wash hand basin. There is another double bedroom with window to the side enjoying views over the gardens to the loch. It has a built-in double wardrobe and an open fireplace.

To the left of the hall is the family bathroom which has a WC, wash hand basin in white and a bath with wet panelling around and electric shower over. It has a built-in cupboard which houses the water tank.

A step up from the hall leads to the spacious dining kitchen which has a range of base units with granite effect worksurface. There is a Bosch fridge, Hotpoint freezer and Beko dishwasher and an LPG gas oven and grill with five ring hob. Dual aspect windows overlook the gardens. There is a central feature of an inset woodburning stove on a tiled hearth with a stone mantle. A hardwood door opens to a patio area.



A staircase leads from the kitchen to a further bedroom which is an attic room with an original cast iron fireplace (not working), Velux window and coombed ceilings.

External

To the side of the property is a patio, brick-built pizza oven, a wood store and shed.

To the East is a bothy of timber construction. It comprises five rooms currently used for storage. It is understood that it was formally used as a bunkhouse for disadvantaged young people to experience highland life. Within the old bedrooms the ceilings are burnt with the names of the young people who stayed there.

There are also two traditional stone outbuildings which have development potential. These would also be ideal for converting to stabling.

A grass path runs down to the shore where there is a jetty and gravel beach. This is an ideal place to store a boat for trips across to your own private island, Eilean Mor.

The garden is mainly species rich grass with silver birch, apple and pear trees.

The grounds are bounded by stock fencing. The site is not crofted, but is bordered by croft land and common grazing.

Eilean Mor

The island of Eilean Mor extends to approximately 7.42 acres located in Loch Torridon. The natural landscape consists of steep rocky cliffs and shrubs. The island is understood to be host to many different species of birds.







Location

Camus An Eilean is situated in Arrina, almost equidistant to Applecross and Sheildaig and is one of the hamlets that run north from the village of Applecross on the west coast of the Applecross Peninsula.

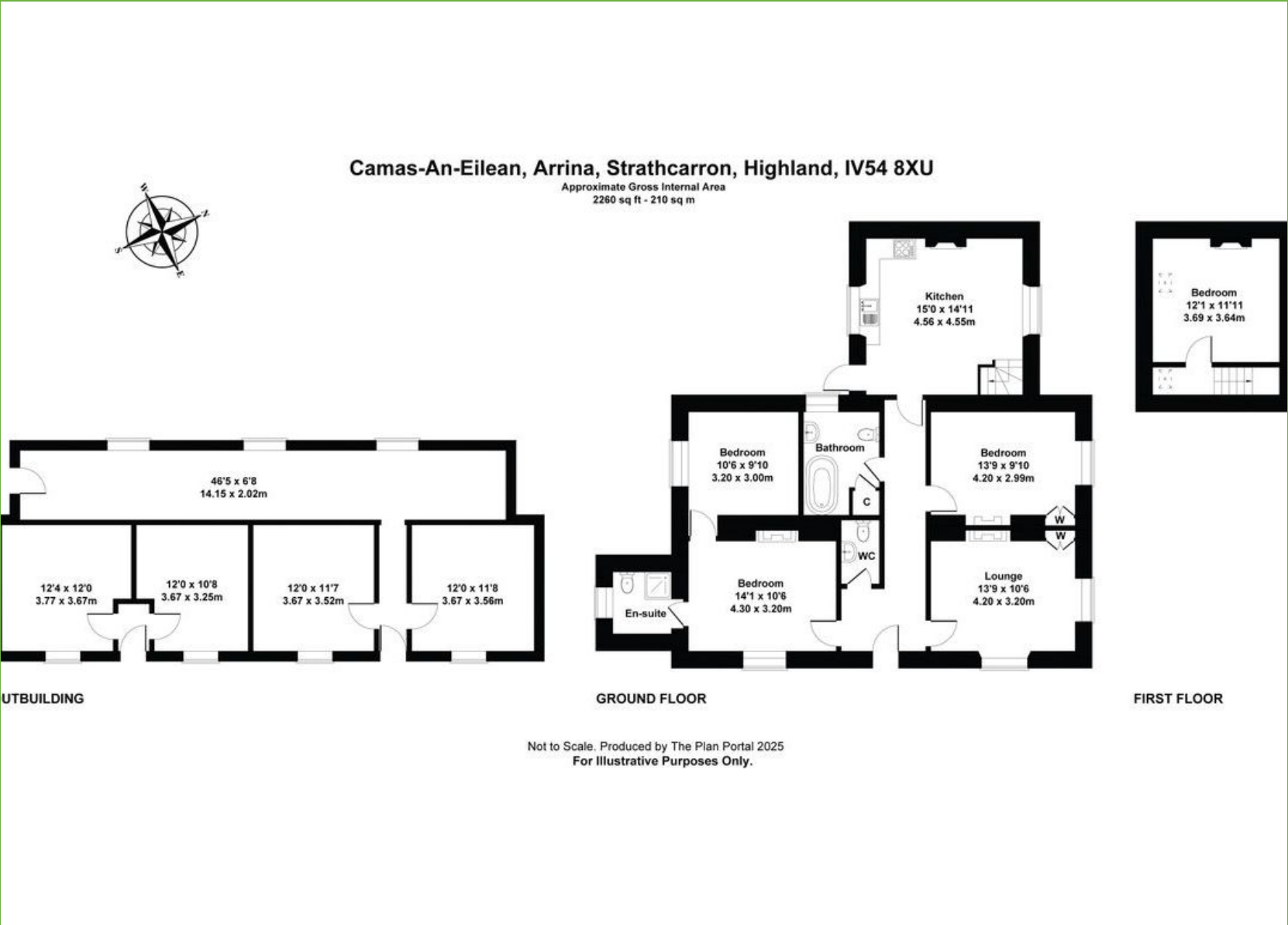
There is a good infrastructure consisting of Primary School, Doctor's Surgery, Post Office and Petrol Station, Campsite and Café, as well as the Walled Garden Restaurant. The Applecross Inn has previously been awarded Best Seafood Pub in Scotland. The Peninsula is accessed by the single track A896 which has along the way some of the finest scenery in Scotland.

There is an abundance of recreational opportunities which include mountaineering and hill walking on the Skye Cuillin Ridge and Torridon mountains along with sea kayaking on the Inner Sound between Wester Ross and Skye.



Plans

210 sq m



Details

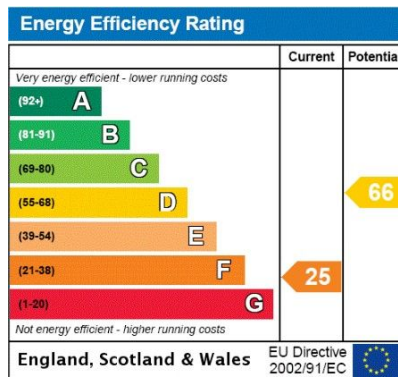
Local Authority
Highlands and Islands Council

Council Tax
Band = D

Tenure
Freehold

EPC
EPC Rating = F

Camas-An-Eilean



Services & Additional Information

Mains electricity
Private water
Drainage to a soakaway

Directions
Approaching from Inverness, travel north on the A9 over the Kessock Bridge and continue to the Tore roundabout, where the A835 is taken towards Ullapool. Proceed through Contin and Garve, before turning left onto the A832, signposted for Gairloch.

Follow this route for approximately fifteen miles to Achnasheen and at the roundabout take the second exit, remaining on the A832 towards Gairloch and Kinlochewe.

On reaching Kinlochewe, turn left onto the A896 and continue through Torridon and Shieldaig. Thereafter, follow the signage for Applecross, taking the right-hand turn as directed. Approximately one mile beyond the sign for Kenmore there is a field gate on your right which is the entrance to Camus An Eilean.

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