

# 117 Rhitongue

Tongue, Lairg, IV27 4XW

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# Introduction

Unique lifestyle opportunity in a tranquil location close to the village of Tongue, with approximately 31.68 acres of croft land which runs to the sea.

117 Rhitongue offers a superb opportunity with the portfolio comprising: a four-bedroom bungalow, a three-bedroom former croft house, an agricultural shed and holiday pod together with approximately 32.67 acres of land in total. The cottage and pod offer income potential to be holiday or long-term lets, while living on site.

## The Bungalow

117 is a detached bungalow which has been decrofted, set in an enviable position enjoying sea views to the front. The property has UPVC double glazing and oil fired central heating. The bungalow is accessed by a gravel driveway to parking areas to the front and side.





A door opens to the entrance vestibule, and a glazed door leads to the kitchen, which has a good range of walnut effect units with granite effect worksurface and a built-in larder. There is a Bosch built-in oven and four-ring ceramic hob with stainless steel splashback, a Bosch dishwasher and Bosch washing machine. Dual aspect windows to the front and side enjoy views over the garden and over the sea to Rabbit Island. A door opens to the hall which has a built-in storage cupboard.

To the left of the hall is the sitting room which has a window to the rear overlooking the gardens. There is a central feature of a woodburning stove on a slate hearth with tiled surround and mantle. All of the bedrooms are double in size, bedroom one has as a window to the side overlooking the garden and a built-in double wardrobe. Bedroom 2 also has a window to the side overlooking the gardens. Bedroom three as a window to the front with views to the sea. It has a built-in double wardrobe and bedroom 4 also has a window to the front enjoying views to the islands.

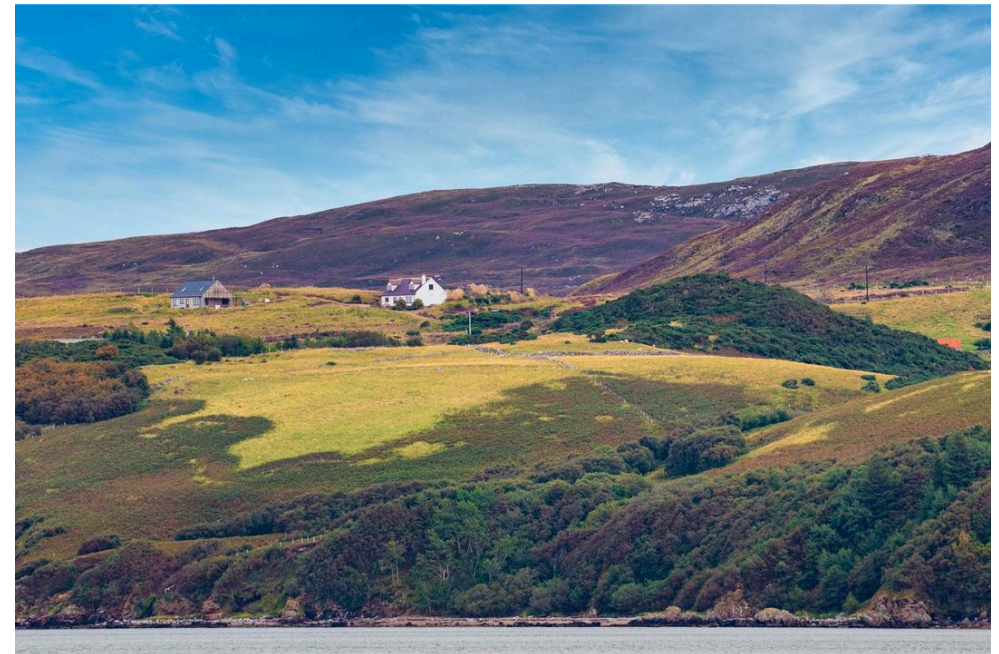
There is a family bathroom which has a WC, wash hand basin over a vanity unit and bath with tiled walls. There is a large shower cubicle with drench head shower over and wet wall panelling around.

Door leads from the hall to a rear porch with a storage cupboard and a UPVC door opens to the garden.

The hall has a hatch to the loft with a Ramsay ladder. The loft area is spacious and is partially floored and has development potential (subject to necessary consents).

#### The Cottage

The former croft house has UPVC double glazing and wood panelling throughout. A door leads from the front to a hallway. To the right is a sitting room which has a central electric fire in a feature fireplace. A door opens to the kitchen which has floor units with a marble effect work surface. A window to the side overlooks the garden and a UPVC door opens to the rear. To the left of the hall is bedroom one which is a double room with dual aspect windows to the front and side.





A door leads from the hall to the bathroom which has tiled floor and walls. There is a WC, wash hand basin in white and a shower cubicle with electric shower and wet wall panelling around. A staircase rises from the hall to the upper floor where there are two double bedrooms with Velux windows.

The house is located on a decrofted area of 0.4ha ( 1 acre) and would be eligible for mortgage funding if required.

#### The Pod

The modern Pod has an open plan kitchen/living/bedroom area. The kitchen has storage units and fridge, microwave and sink. There is a sofa bed and double bed.

#### Garden Ground

There is a cottage garden to the front of the bungalow planted with lovely bushes and perennials. There is a fruit garden to the rear and vegetable beds. A polytunnel sits behind the shed and there is also a greenhouse and chicken coop. There is a large agricultural shed measuring 12.5m x3.9m which is split into two compartments.

#### Croft Land

The croft land is registered as an owner-occupied croft and extends to 12.82 ha ( 31.68acres) of farmland comprising a mixture of permanent grass and rough grazing. There are two parcels of ground, the larger area extending from the croft house to the foreshore with a right of access from the public road over a shared track. The smaller area 0.89ha (2.2acres) lies closer to the public road.

The land is all registered with SGRPID and eligible to receive agricultural payments under current support schemes. For information about crofting legislation, it is recommended that advice is sought from the Crofting Commission or a solicitor with Crofting experience.









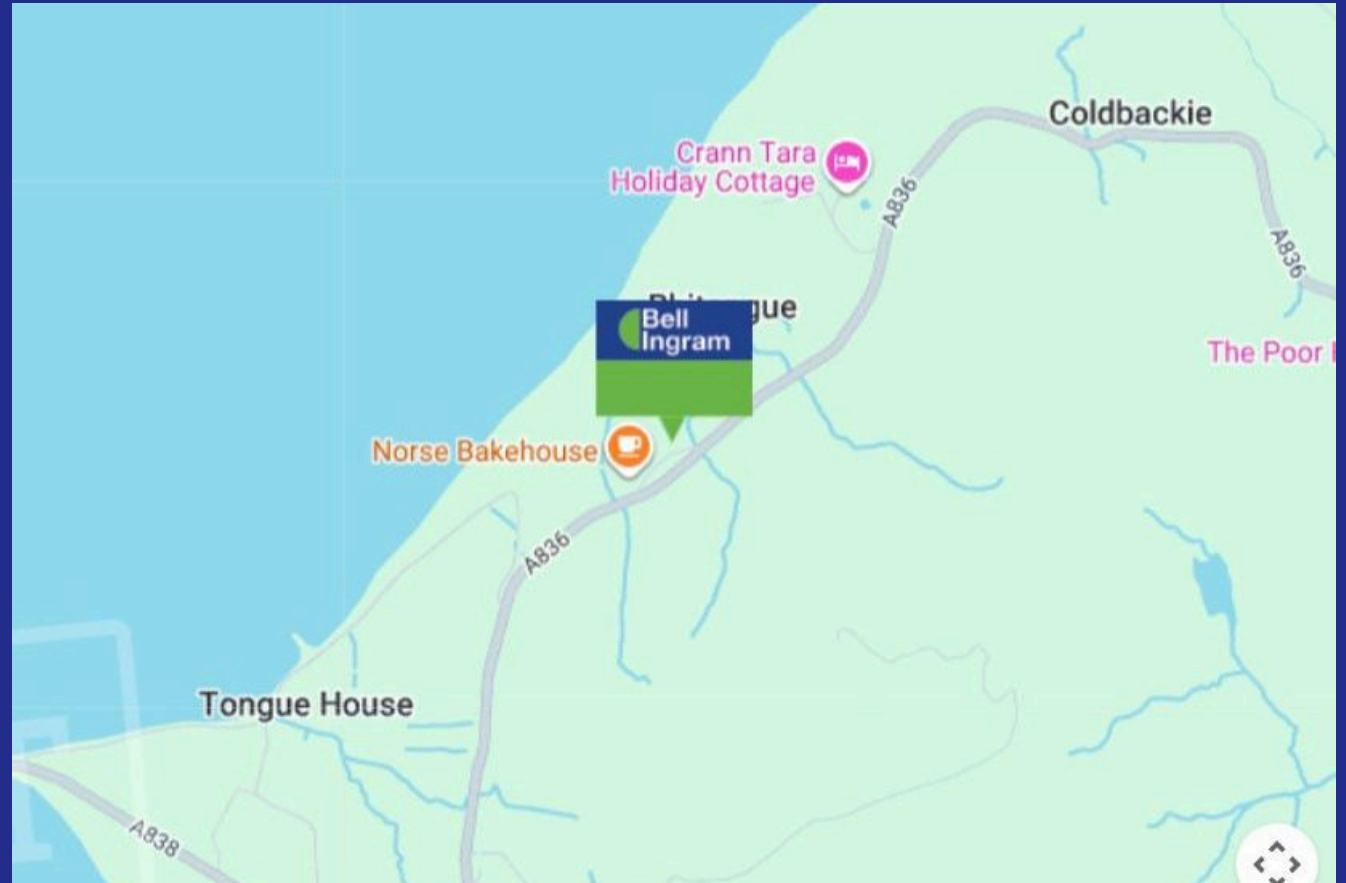


# Location

117 Rhitongue is situated midway between Cape Wrath and John O'Groats on the popular North Coast 500 route.

There are plenty of outdoor activities in the area including hill walking, mountain biking, fishing and surfing. The pretty, secluded beaches at Tongue and Coldbackie are within easy reach.

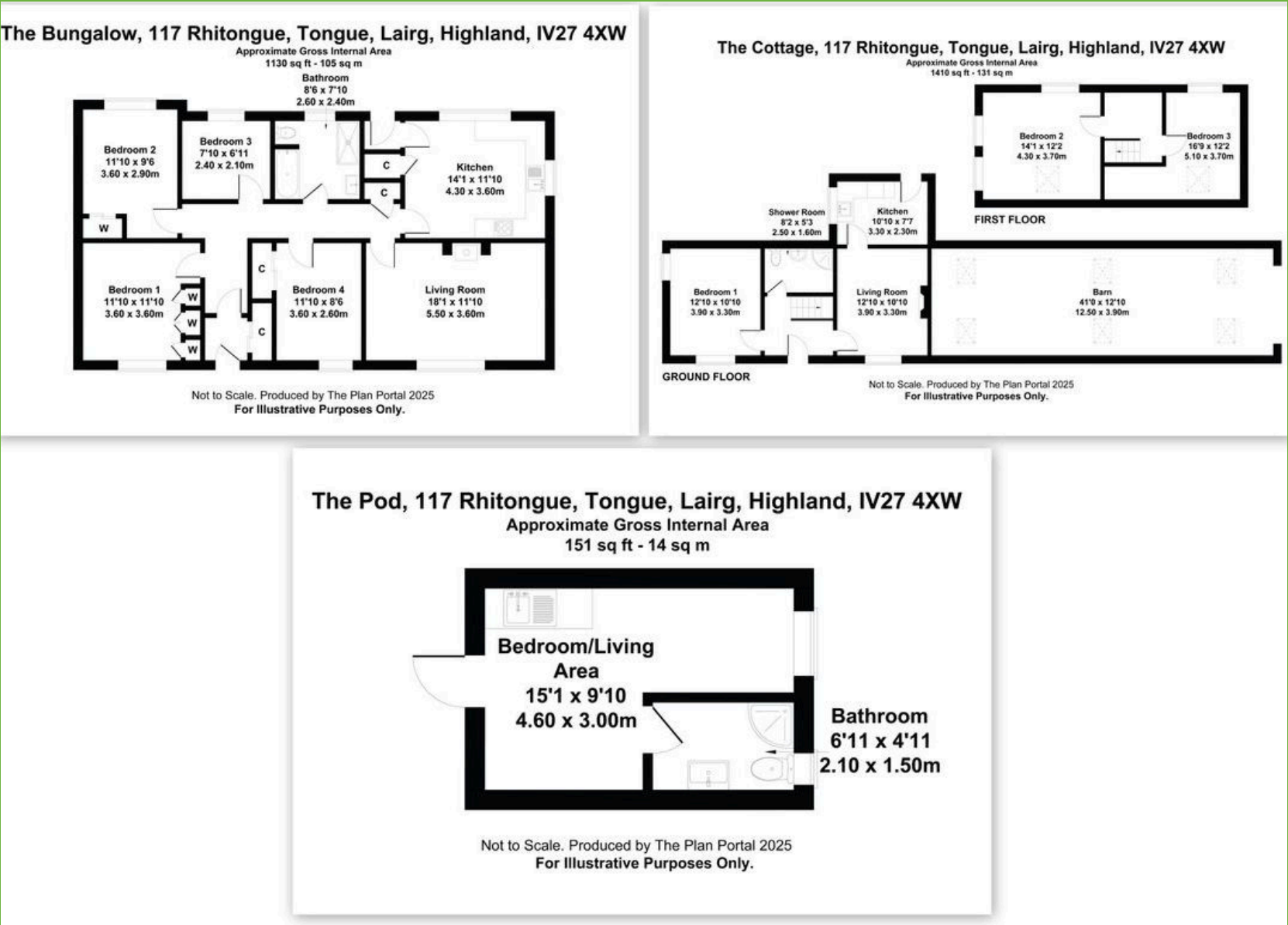
The village of Tongue is approximately 3 miles away and has a post office, garage, primary school and doctor's surgery.





Plans

250 sq m





# Details

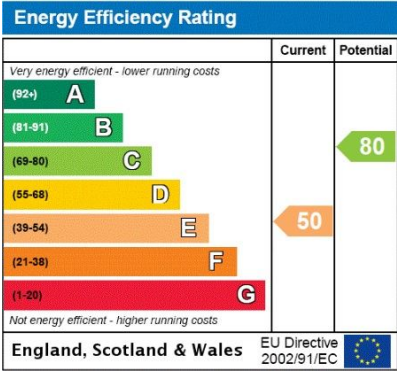
Local Authority  
Highlands and Islands Council

Council Tax  
Band = C

Tenure  
Freehold

EPC  
EPC Rating = E

117 Rhitongue



## Services & Additional Information

Directions  
From Inverness follow the A9 north crossing the Cromarty Bridge, between Evanton and Alness take the left turn (B9176) to Bonar Bridge over the Struie. At Bonar Bridge head north on the A836 towards Lairg and Tongue. After approximately 40 miles at the junction with the Tongue to Thurso road turn right (still the A836) and travel until you reach The Norse Bakehouse on the left. Continue on this road for a further half a mile and the track to 117 is on the left.

What3Words///claims.tennis.syndicate



Tongue, Lairg, IV27 4XW

Offers Over £675,000



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