



Ardbeag

Clashnessie, Lochinver, IV27 4JF

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Introduction

Immaculate, modernised and upgraded, three-bedroom bungalow set in an elevated position in the Hamlet of Clashnessie enjoying panoramic views to the beach and sea.

Modern open plan kitchen/dining room with patio doors to a decking area.

Sunroom which has views to Clashnessie Falls.

Attached stone byre with development potential (subject to necessary consents) and garage/workshop.

Well-maintained, enclosed garden grounds.



Ardbeag is a well-presented and spacious coastal home set in the delightful Hamlet of Clashnessie, enjoying superb, uninterrupted views across the bay towards the beach and open sea. The property offers modern, bright, flexible accommodation and is orientated to make the most of its exceptional setting.

Ardbeag has been recently re-roofed, is fully double glazed and has an Air source heat pump supplemented by multi-fuel stoves, the kitchen stove has a back boiler which heats the shower room.

The property is typically accessed from the side, where a uPVC door opens into a generous sunroom, glazed on three sides and enjoying views across the garden and surrounding croftland to Clashnessie Falls. It has laminate flooring which continues through to the hallway.

An opening leads into the main hall, providing space for coats. The kitchen/dining room is positioned to the front of the property, where large windows and patio doors to the decking make the most of the superb coastal views.

The kitchen is fitted with a good range of modern floor and wall units with wooden-effect work surfaces. Appliances include an oven with induction hob and extractor above, along with a Bosch dishwasher, and a freestanding fridge/freezer. A large pantry cupboard provides excellent additional storage. The dining area centres around a multi-fuel stove with back boiler, adding both warmth and character.

The sitting room is a spacious room, with a large picture window enjoying far-reaching views across the bay and beach. A woodburning stove set on a slate hearth provides a central focal point.



There are three bedrooms. One is positioned to the rear, enjoying views towards the waterfall and benefitting from a built-in wardrobe. A further double bedroom overlooks the garden, also with built-in storage. The third bedroom is a spacious double with dual aspect windows, taking in views of both the garden and surrounding landscape, and includes a built-in wardrobe and wash hand basin set on a vanity unit.

The bathroom is fitted with a modern suite comprising WC and wash hand basin set on a unit, along with a large corner shower cubicle with wet wall panelling and electric shower.

The property benefits from an air source heat pump, supplemented by the multi-fuel stove.

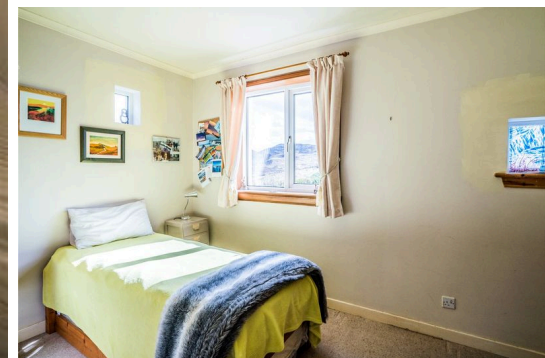
External

The garden grounds are mainly laid to lawn and are well maintained, with a mix of mature trees, shrubs and planted areas providing a good degree of privacy. Several seating areas are positioned to make the most of the outlook and the coastal setting.

A driveway provides parking and leads to a garage. To the side, there is a byre offering potential for further development (subject to the necessary consents), currently used as a utility space.

There is also a hot tub, and outdoor shower which is ideal to remove sand following a spell of wild swimming.







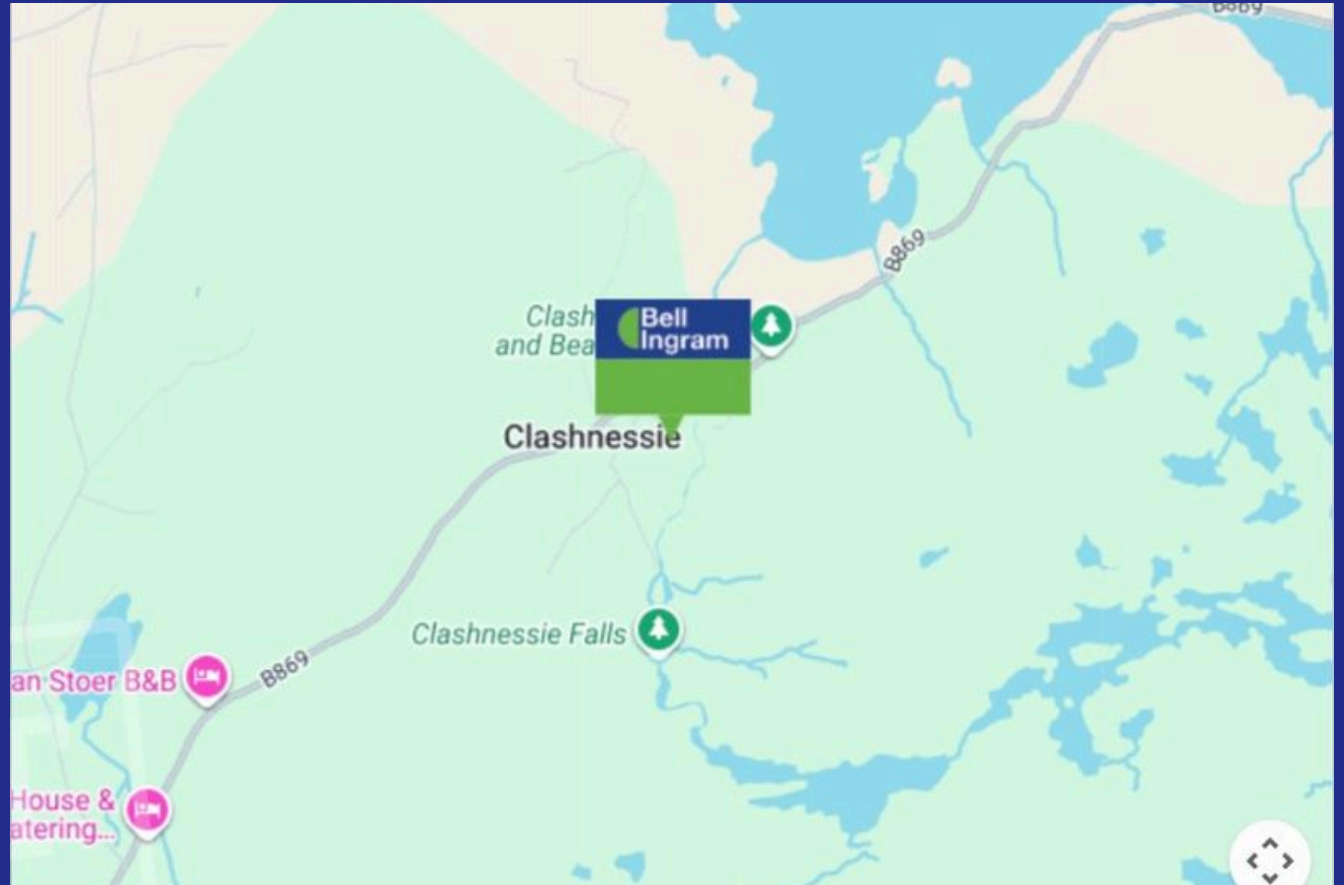
Location

Ardbeag is situated on the dramatic West Coast in the hamlet of Clashnessie within easy walking distance of the bay and a sandy beach.

Local facilities can be found in Lochinver which is 8 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 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.

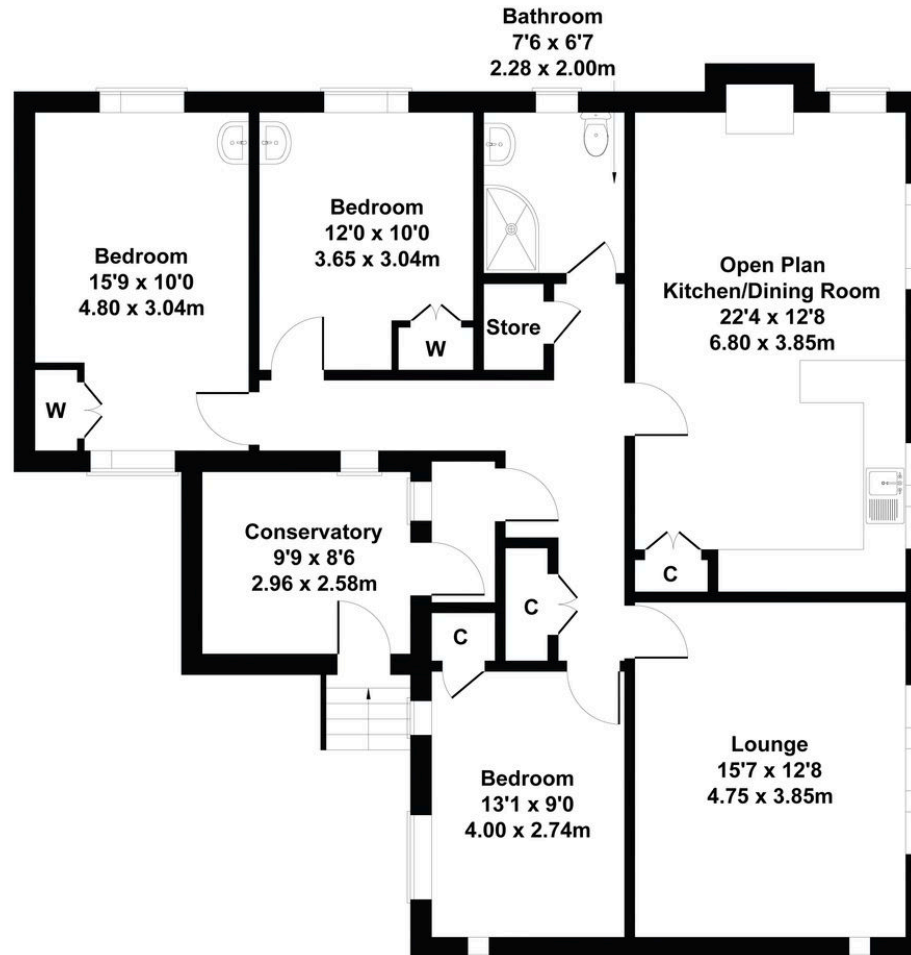


Plans

116 sq m

Ardbeag, Clashnessie, Lochinver, Lairg, IV27 4JF

Approximate Gross Internal Area
1249 sq ft - 116 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

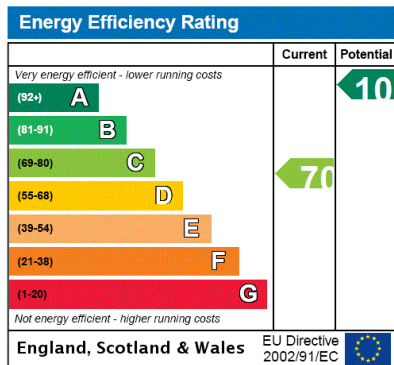
Tenure

Freehold

EPC

EPC Rating = C

Ardbeag



Services & Additional Information

Mains water

Drainage to septic tank

Electricity via Smart meter

Phone and Broadband (BT)

Council Tax Band D

Directions

From Inverness travel north on the A9 to the Tore roundabout, taking the second exit onto the A835 to Ullapool. Take 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 and Stoer. After the sign for Clashnessie take the right turn just after the red post box and Ardbeag is at the end of the short track.

What3Words ///chiefs.paraded.scarcelly

Clashnessie, Lochinver, IV27 4JF

Offers Over £325,000



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