



Cnoc Na Doire

Lochinver, Lairg, Highland, IV27 4LP

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Introduction

Impressive, spacious and well maintained four-bedroom detached home, set in an elevated position with views across the sea to the Assynt mountains.

Large open plan sitting/dining room with woodburning stove and dual aspect views.

Well equipped kitchen with adjoining sunroom and separate utility and boot room.

Four bedrooms, including a principal suite with dressing area and ensuite.

Established grounds with predominantly silver birch woodland, driveway parking and outbuildings.



Cnoc Na Doire is an extremely well-presented, spacious four-bedroom property in an enviable private location with outstanding views over the sea to the Assynt Mountains. The property is orientated to make the most of the outstanding scenery with panoramic views from all living areas and bedrooms. The property has quality fixtures and fittings throughout, is fully double glazed and has oil fired central heating.

Cnoc Na Doire is accessed from the public road by a sweeping, tree lined driveway to the front of the property.

A hardwood door opens into the entrance vestibule, which has slate flooring and a double cupboard providing good hanging space. A glazed door leads through to the main hallway.

To the right is a spacious open plan sitting/dining room with windows to the front and rear, taking in views towards the sea and the Assynt mountains. A woodburning stove set on a slate hearth provides a focal point, and there is ample space for a large dining table.

From the dining area, glazed French doors open to the kitchen, which includes a seating/snug area and French doors open to a conservatory. The conservatory is glazed on all sides, with tiled flooring and a door to the garden, making it a useful additional living space with panoramic views.

The kitchen is fitted with a range of floor and wall units in sage green with marble worktops. Integrated appliances include an oven, hob, grill, dishwasher and fridge, and there is also an electric Everhot range.



A door leads to the utility room, which has a walk-in pantry, further storage cupboard, washing machine, tumble dryer and additional units. Quarry tiled flooring continues through to the adjoining boot room, which has further storage, shelving and coat hanging, with doors opening to the garden. A hatch from the boot room gives access to the loft.

Returning to the main hallway, there is a built-in cupboard, a WC with wash hand basin, and bedroom four, currently used as an office, which overlooks the garden.

Stairs lead to the upper landing.

At the end of the landing is the principal bedroom, a generous room with a walk-in dressing area providing ample storage. The ensuite bathroom is fitted with bath, separate shower, WC and wash hand basin.

Bedroom three is a double room with built-in wardrobe and window to the front enjoying the views. Bedroom two is also a double room with built-in wardrobe and similar outlook. A door opens to a Jack and Jill bathroom, fitted with bath, separate shower, WC and wash hand basin. A door leads back to the landing.

External

Externally, the grounds are mainly laid to mature woodland, largely silver birch, making it a haven for wildlife. There are three storage sheds and plenty of parking space for several vehicles. The grounds extend to approx. 1 acre.







Location

Cnoc Na Doire is set in an elevated position above the village of Lochinver, set amongst spectacular scenery on the West coast of Scotland and close to The Sulven and Canisp mountains.

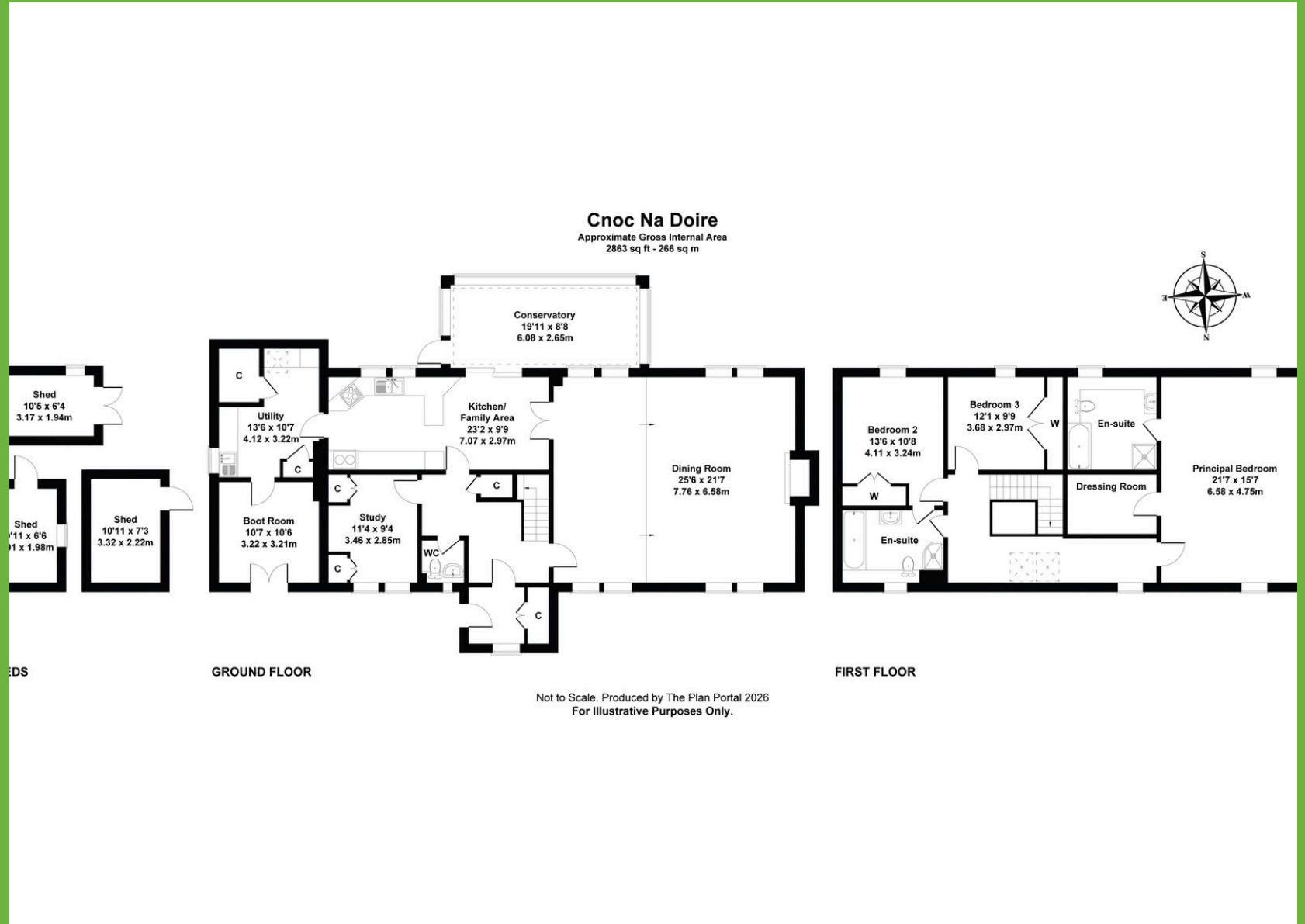
The location has an abundance of bird and wildlife. Beautiful sandy beaches can be found at Achmelvich, Clachtoll and Achiltibuie.

Lochinver is the main village of Assynt with a range of shops, accommodation and other services. It is a charming fishing village with many attractions including a small Marina and busy harbour. There is a local primary school and high school education can be found in Ullapool to which a bus runs daily.



Plans

266 sq m



Details

Local Authority

Highlands and Islands Council

Council Tax

Band = G

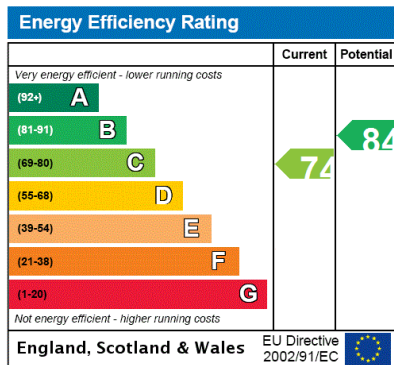
Tenure

Freehold

EPC

EPC Rating = C

Cnoc Na Doire



Services & Additional Information

Mains water and drainage

Council Tax Band G

Directions

From Inverness take the A9 north and then the A835 to Ullapool at the Tore roundabout. Continue on the A835 turning left onto the A837 at the Ledmore "T" junction. On entering Lochinver, take the first right across a small bridge signposted Inver. After passing the Highland Pottery, take the right-hand fork towards Glendarroch. Follow this road until the next fork, take the left up a steep hill. Continue along this road until you go over another cattle grid, and you will see gate pillars with a sign for Cnoc Na Doire on the right.

What3Words// bagpipes.sharpen.directly

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Offers Over £450,000



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