



523 Strathcroy

Lochinver, Lairg, Highland, IV27 4NG

bellingram.co.uk

 **Bell
Ingram**

Introduction

Traditional five-bedroom detached cottage sitting in a rural location close to the popular settlement of Clashnessie and its beautiful sandy beach, offering flexible accommodation with letting potential.

Kitchen, living room, four bedrooms and one bathroom in main house.

Converted byre offering self-contained style accommodation with bedroom and en-suite.

Good sized, enclosed, garden grounds.

Parking available up the driveway and outside the cottage.



523 Strathcroy is a spacious and adaptable property offering a flexible layout with the added advantage of a converted byre. The accommodation is well suited to family living or those seeking multi-generational or letting potential, all situated within a rural setting with open views over the surrounding countryside. The property is mainly double glazed with gas central heating.

Access is typically from the rear of the property, where a UPVC door opens into an entrance porch. A glazed UPVC door leads through to the kitchen, which is fitted with a good range of floor and wall units complemented by wooden worktops. Appliances include a range-style cooker with double oven, grill and six-ring gas hob, along with a washing machine, built-in oven and grill, and a fridge freezer.

Steps lead to a useful utility room, providing additional storage and further kitchen units. From here, access is gained to the main sitting room, which enjoys a window to the front overlooking the surrounding countryside. A woodburning stove set on a tiled hearth with timber mantel forms a central focal point.

The inner hallway leads to the front vestibule, which in turn provides access to the garden. Off the hallway is a shower room fitted with WC, wash hand basin and a large walk-in shower with wet wall panelling.

Also on the ground floor is bedroom one, a double room with a front-facing window enjoying views over the garden and featuring an open fire set within a tiled surround.



A staircase rises to the first-floor landing, where there are two storage cupboards and access to three further bedrooms, all with coombed ceilings and front-facing windows overlooking the garden.

Returning to the kitchen, a door enters through to a sunroom, which leads to additional accommodation and has a door to the garden.

To the end of the sunroom is a dining room featuring attractive stonework and a storage cupboard, with an open plan connection to the living room.

The living room continues the stone feature detailing and has Velux windows allowing in plenty of natural light, a door leads to the garden.

Also accessed from the sunroom is a double bedroom with front-facing window and an en-suite shower room fitted with electric shower, wash hand basin and full tiling. There is also a separate WC with wash hand basin and direct access to the garden and finally, there is a large workshop/store, with external access.

External

523 Strathcroy sits in very good-sized wrap around garden grounds, which are mainly laid to lawn and planted with ornamental bushes and trees. The gardens are bounded by stone dyke, hedging and stock fencing. Parking is available up the driveway or outside the house.

There is a garage at the end of the driveway (use is by separate agreement from the croft).







Location

Situated in the peaceful crofting township of Strathcroy, approximately one and a half miles from the hamlet of Clashnessie.

Local facilities can be found in Lochinver which is 10 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 45 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 102 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 some 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.

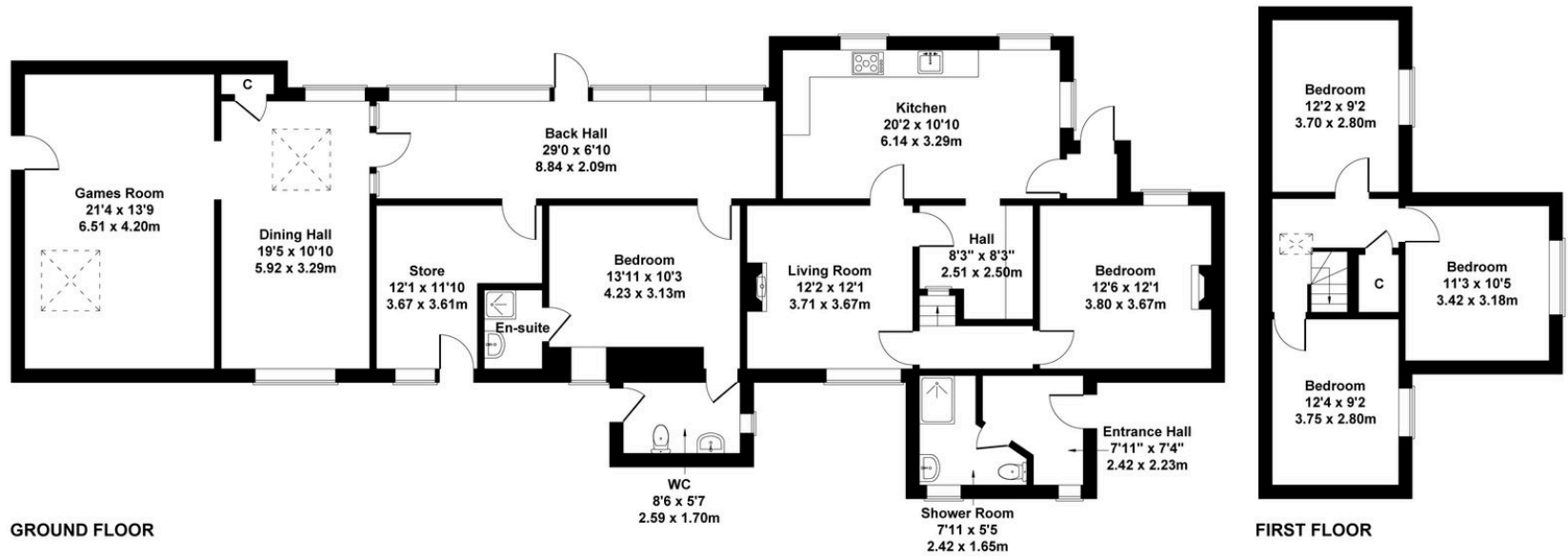


Plans

213 sq m

523 Strathcroy, Lochinver, Lairg, Highland, IV27 4NG

Approximate Gross Internal Area
2293 sq ft - 213 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

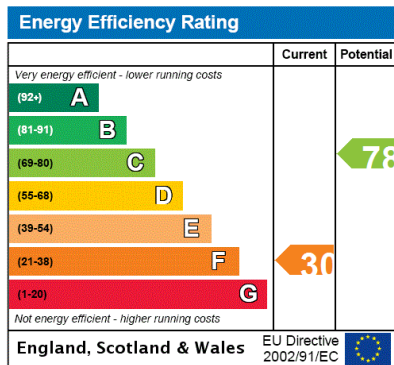
Tenure

Freehold

EPC

EPC Rating = F

523 Strathcroy



Services & Additional Information

LPG gas central heating

Private water supply

Drainage to septic tank

Directions;

From Inverness travel north on the A9 to the Tore roundabout taking the second exit onto the A835 to Ullapool, taking 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.

Continue through Clashnessie and after approximately 1.5 miles you will see a sign 'Strathcroy Art Gallery 120 yards'. Turn into the driveway on the left and parking is available up the driveway and outside the house.

What3Words///doubt.fault.wanted

Lochinver, Lairg, Highland, IV27 4NG

Offers Over £225,000



Joanne Stennett

Highland

01463 717799

highland@bellingram.co.uk



View Digital Brochure



Property Search

Viewing strictly by appointment

Published: May 2026

Property Ref: INE260058

powered by
FluxPro

Important Notice: Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Free Market Appraisal



Tax Calculator