



# Locholly Lodge

Polglass, Achiltibuie, Ullapool, IV26 2YH

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# Introduction

Immaculately presented and exceptionally spacious four-bedroom detached property occupying a remarkable setting with far-reaching views towards the Summer Isles. Being sold separately or with the neighbouring Stac Polly Lodge offering a perfect lifestyle opportunity.

Locholly Lodge is an exquisite property which has been finished to a high standard throughout, the property offers flexible family accommodation, extensive outdoor entertaining space and is currently configured to make the most of its stunning coastal surroundings. The combination of quality accommodation, immaculate presentation and one of the finest outlooks in the Northwest Highlands makes Locholly Lodge a particularly appealing residential home or lifestyle property. The property is fully double glazed with oil fired underfloor heating.

Additional owner occupied croft land extending to approximately eight acres available by separate negotiation.



Locholly Lodge is accessed by a glazed entrance door which opens into the reception hall, which provides access to the ground floor accommodation. There is a built-in storage cupboard and a staircase leading to the first floor. To the left, a timber-floored hallway leads into the open-plan kitchen, dining and living area. The kitchen is fitted with a good range of cream floor and wall units with contrasting work surfaces and incorporates a built-in Hoover dishwasher, integrated fridge and freezer, and an eye-level double oven and grill. Triple-aspect windows provide views across the garden towards the Summer Isles. A breakfast bar separates the kitchen from the dining area, which has space for a large dining table and patio doors opening to the garden. There is also a seating area, making this a practical and sociable living space. The utility room is fitted with matching units, a sink and additional storage, with space for laundry appliances and a door leading to the rear garden. An inner hallway provides access to three bedrooms. Bedroom one is a twin room with a built-in wardrobe and rear-facing window.



Bedroom two is a double bedroom with a built-in wardrobe and French doors opening to the garden. Bedroom three is a further double bedroom with two built-in wardrobes, one of which houses the hot water tank. The family bathroom is fitted with a bath, separate shower cubicle with mains shower, WC and wash hand basin set within a vanity unit. The walls and floor are tiled.

On the first floor, the lounge is a spacious room with a vaulted ceiling and triple-aspect windows taking in the surrounding views. There is also a study area, a WC and additional storage cupboards. The master bedroom is a spacious double room with three built-in wardrobes and French doors opening onto a Juliet balcony. The en-suite shower room is fully tiled and comprises a walk-in shower with mains shower, WC, wash hand basin and an infra red sauna.

The property sits within established garden grounds which are mainly laid to grass. A large patio and decked area provide space for outdoor seating and includes a hot tub. A detached garage with up and over door is currently arranged as a games room. To the rear is a laundry room fitted with a Bosch washing machine, tumble dryer, an additional John Lewis tumble dryer and extensive shelving. There is a wood store to the rear.







## Location

Locholly Lodge is set in the desirable location of Polglass, Achiltibuie with uninterrupted sea views. Overlooking the Summer Isles and open sea, Achiltibuie is set in magnificent mountain and coastal scenery on the remote northwest coast. There are numerous activities in the area including kayaking, hillwalking, fishing, birdwatching, sailing and cliff climbing at nearby Reiff. Stunning beaches are also found at Achnahaird and Reiff.

Local amenities are a community hall, post office, convenience store. There is a primary school, and secondary pupils attend Ullapool High School.

Ullapool, approximately 24 miles away, has a greater range of facilities with a supermarket and other shops, restaurants, pubs and hotels as well as the main Ferry terminal to Stornoway in the Outer Hebrides.



# Plans

208 square meters



# Details

## Local Authority

Highlands and Islands Council

## Council Tax

Band = RV

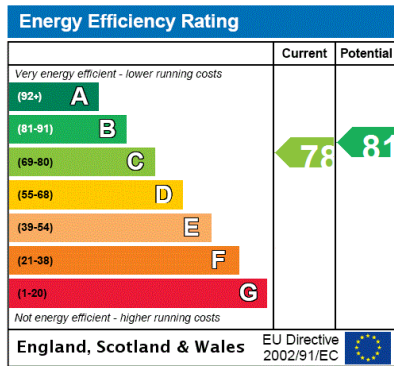
Tenure £6,400

Freehold

## EPC

EPC Rating = C

Locholly



## Services & Additional Information

Mains water

Drainage to septic tank

Rateable Value £6,400

### Directions

From Ullapool follow the A835 north for approximately 16 miles until you reach Drumrunie. Take the left hand turn and follow this road for 13 miles until you reach a fork in the road. Take the left-hand fork to Achiltibuie. Continue through Achiltibue to Polglass. After entering Polglass the driveway for Locholly Lodge is on the right-hand side.

[What3Words/thumbnail.footpath.invoices](https://www.what3words.com/thumbnail/footpath.invoices)

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Offers Over £525,000



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Published: June 2026

Property Ref: INE260093

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