



## CROFT 2, BADRALLACH, DUNDONNELL, ROSS-SHIRE

Traditional 2 bedroom house with 1 bedroom self catering flat attached, an attractive garden and just under one hectare of tenanted croftland in spectacular setting. B&B and self catering holiday-let potential.

- Hallway
- Dining Kitchen
- Living Room
- Sun Room/Dining Room
- Entrance Porch
- Bathroom
- Store Room
- 2 Bedrooms
- Loft Room
- Toilet
- Croft sheds
- Flat (Nan's Nook)
- Living Room
- Kitchenette
- Bedroom
- Shower room
- EPC Rating - F



## DESCRIPTION

Set in some of the most beautiful scenery in Scotland with outstanding views, Croft 2 is a three bedroom property which captures the imagination as well as the heart. The 2 bedroom main house is designed for West-Highland living and crofting with a bright sun room, overlooking the attractive south-west facing garden, a large croft dining-kitchen, a store room, loft room and a cosy living room with a multi-fuel stove in a stone hearth. The adjoining one bedroom self catering accommodation is ideal for visitors and offers a business opportunity for the purchaser along with the potential for one or in the main house two of the bedrooms to be used for B&B.

The house, adjoining stone barn and garden have been de-crofted and are offered for sale with the assignation of the adjoining croft land and outbuildings, (stone barn, a freezer shed, potting shed and garden shed with lean-to greenhouse). The sheltered croft garden is full of flowers and shrubs and is designed to look attractive all year round. The croft ground has an extensive vegetable and fruit garden, an orchard and a field as well as extensive raised beds at the rear of the house.

## LOCATION

Croft 2 Badrallach sits at the centre of the Badrallach crofting township looks out over Little Lochbroom to An Teallach and the surrounding hills and near the end of the pubic road where the footpath to Scoraig begins. Badrallach has a small, vibrant and growing population. Dundonnell has a seasonal hotel, a tearoom, and craft shops. The local primary school is at Badcaul near Dundonnell. Ullapool, around 30 miles away, is the nearest commercial centre with a supermarket and a range of shops and restaurants, a leisure centre and pool, a health centre, arts centre and Secondary School.



## DIRECTIONS

From Inverness take the A9 north to the Tore Roundabout. Take the second exit onto the A835. At the next roundabout continue on the A835 on the Ullapool Road. About 10 miles before Ullapool, at the Braemore junction turn left onto the A832 to Gairloch and Dundonnell. Continue for about 10 miles then turn right at the sign to Badrallach (just before Dundonnell). Follow the road and the signs for 8.5 miles. Croft 2 is the next croft after the Peatcutter's Croft B&B. Park in the parking area opposite just past the post box. Go through the small wrought iron gate opposite and walk down the garden steps to Croft 2.



## ACCOMMODATION

### Entrance Porch

2.6m x 2.9m

The bright spacious entrance porch has room for coats, boots and shoes and serves as a utility room with a sink, washing machine and fitted floor units. It opens on one side to the self catering flat (Nan's Nook) and on the other to the sun room and the main house.

### Sun-Room/Dining Room

2.6m x 3.9m

Currently used as a sitting and dining room, this bright room has windows to the side and front enjoying views of the garden and the hills beyond. The room opens into the living room



### Living Room

5.35 m x 3.77m

This large cosy room has a beamed ceiling and a multi-fuel stove set in the original restored stone hearth. Windows look both to the rear of the property and to the sun room and the entrance porch. A wooden stair leads to the first floor landing, Bedrooms 1 and 2 and the toilet. A door to the left of the living room entrance opens to the dining kitchen.



### Dining Kitchen

3.07m x 3.80m

(4.2 m into window recess).

The traditional croft kitchen has a beamed ceiling and a window overlooking the garden and the view to the front of the property. The former range hearth and flue could be restored for use. The kitchen has built-in floor units and shelving, a stainless steel sink, a gas cooker and a gas hob. The kitchen opens to a hallway and the back door.



### Hallway

2.55m x 1.97m at widest

The L-shaped hall has a partially glazed PVC door which leads to the back garden. Doors lead to the Bathroom and Store Room.

### Bathroom

2.95m x 1.83m

The bathroom has a cream 4 piece suite. The bath has a shower over. The window is to the front of the property.

### Store Room

2.5m x 1.97m at widest

Just off the hall, the store has fitted wall and floor units and is used by the current owner as a store for croft produce and dry goods. A window looks to the rear of the property and a wooden staircase leads to Bedroom 3 above.



### Loft Room

3.03m x 4.3m

This loft room has combed ceilings and a velux window with superb views.

The landing toilet and Bedrooms 1 and 2 are accessed from a staircase leading from the living room.



### Landing

0.79m x 1.98m

The landing has a linen cupboard at the top of the stair and leads to the two further bedrooms and toilet.

### Bedroom 1

3.75m x 3.4m

This traditional croft bedroom has a coombed ceilings, built in shelving and windows looking to the spectacular views to the front of the property.

### Toilet

1.41m x 0.94m

The toilet has a white toilet and sink and a clear window overlooking the mountain and sea views.



### Bedroom 2

3.8 m x 3m at widest

This attractive bedroom has wall and floor cupboards and a large window looking to the view.

### The Flat (Nan's Nook)

#### Living/Dining Room

3.78m x 2.92m

This room has a large window overlooking the front garden and a gas wall fire.



#### Kitchenette

1.26m x 3.6m

The neatly appointed kitchenette has a sink, fitted floor and wall units, a gas cooker, fridge and a window to the side of the property.



#### Bedroom

2.25m x 3.6m

The double bedroom has a window to side of the property and access to the shower room.

#### Shower Room

1.09m x 3.59m

With a large walk-in shower, a toilet and sink, the shower room houses the boiler for the flat and has a window to the rear of the property.



**Garden**

The house garden is sheltered, attractive and well maintained with an abundance of flowering plants, shrubs and trees as well as an area laid to grass.

**House Barn 3m x 6m**

The stone built barn sits beside the house. It has a concrete floor, raised section and a hay loft.

**The Croft Barn 4.75m x 3.3m**

Also stone built, this barn has a wooden floored hay loft, a concrete floor, split level floor with a drain and plastic roofing brings natural light.

**Croft Garden Shed 7.14m x 2.7m**

This wooden shed houses tools and equipment for working the croft and has two lean-to greenhouses (2.5m x2m). Clear plastic roof-lights give natural light.

**Croft Freezer Shed 3m x 2.4m**

This wood and plywood shed contains two large chest freezers for storing produce from the croft.

All the sheds and outhouses except the potting shed have an electricity supply and lighting.

**HEATING AND LIGHTING**

The house have gas (LPG) central heating with radiators in most rooms, a multi-fuel stove in the living room. The flat has a gas fire in the living room, and a heated towel rail in the shower room. The house still has gas lighting which was used before the township had an electricity supply. The current owner has kept the gas lighting which can be used if required.

**GLAZING**

The property is double glazed throughout.

**EXTRAS**

The fitted floor coverings, Curtains, Hob, Cooker, Washing Machine, fridge and fridge freezer are included in the sale price.

**COUNCIL TAX**

D

**SERVICES**

The property has mains electricity and LPG gas central heating and secondary lighting. It has a private water supply. Drainage is to a septic tank. The croft is accessed from the public road by a footpath and there is a rough track for vehicles.



**ENTRY**

By mutual agreement.

**CROFTERS COMMISSION**

The assignation of the tenancy to any prospective purchaser will be conditional upon obtaining the consent of the Crofting Commission. Any interested parties should make their own enquiries at Crofting Commission, Great Glen House, Leachkin Rd, Inverness, Inverness-Shire IV3 8NW 01463 663439

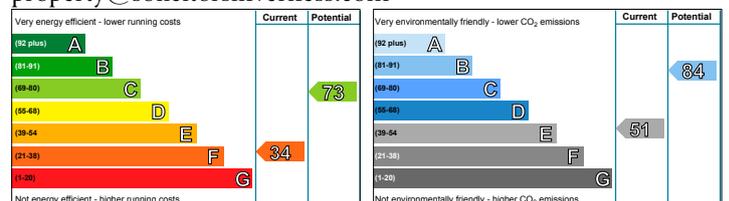
**VIEWING**

Contact Anderson Shaw & Gilbert, Property Department on 01463253911 to arrange an appointment to view.

**REF: GM**

**EMAIL:**

property@solicitorsinverness.com



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 TELEPHONE: 01463 253911 FAX: 01463 711083

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