



DUIRINISH LODGE
PLOCKTON, ROSS-SHIRE



DUIRINISH LODGE

PLOCKTON, ROSS-SHIRE

Plockton 2 miles, Kyle of Lochalsh 4 miles, Inverness 79 miles (All distances are approximate).

A fully refurbished Highland Lodge in an elevated spectacular setting, surrounded by magnificent gardens and grounds.

Stunning coastal views across Loch Carron to the Cuillin Hills on Skye, Raasay and the Applecross Peninsula.

Accommodation

House: Hall, Sitting Room with Sun Room, Dining Room, Study, Cloakroom, Breakfasting Kitchen and Utility Room. External Games Room. Landing, Master Bedroom, three further Bedrooms, Bathroom and Shower Room.

Annexe: Porch, Hall, Family Room, Kitchen, WC, three first floor Bedrooms and a Shower Room.

Outbuildings: Garage, Wood Store, Machinery Shed.

Gardens: Attractive wooded grounds with specimen rhododendrons, formal gardens and elevated Summer House.

About 4.75 acres (1.92 hectares) in all

Sole Selling Agents



11 Wemyss Place
Edinburgh, EH3 6DH
Tel: 0131 220 4160 Fax: 0131 220 4159
www.rettie.co.uk
mail@rettie.co.uk



SITUATION

Duirinish Lodge occupies a private, elevated location about 2 miles from Plockton, which is considered one of the most attractive lochside villages in Scotland. Plockton's sheltered bay makes it a popular yacht anchorage and there is a Sailing Club and School. The village is a busy tourist destination and has a small General Store, two Hotels with Bars, Restaurants, a Newsagents, a Library and Village Hall which holds regular Community Events and Art Exhibitions. Nearby there is a Railway Station and an airstrip suitable for light aircraft.

Wester Ross is considered by many to be one of the most attractive areas of Scotland with its indented coastline and rugged mountain scenery. The climate benefits from the Gulf Stream allowing exotic plants to flower in the gardens and palm trees to grow by the coast at Plockton.

The wonderful wild countryside favours wildlife with eagles, otter seals and other species all attracted to the area.

Local attractions include seal and dolphin trips from Plockton Bay. Also close by is Lochalsh Woodland Gardens which are pleasantly sheltered and have many specimen trees over 100 years old. Many visitors use the area as a base to explore the Isle of Skye with its rich history and incomparable Cuillin Mountain Range. There are numerous walking and mountain biking paths in the vicinity.

Plockton High School, which is home to the School of Excellence in Traditional Music, serves the surrounding area.



GENERAL DESCRIPTION

Duirinish Lodge is a traditional and charming family house which dates from the 1930s and has been comprehensively renovated and extended by the current owners to create a stunning home. The house occupies an elevated position giving it far reaching views over the surrounding countryside and rugged coastline and islands of the west coast of Scotland. The house is of harled brick and block construction with architectural features such as a circular entrance tower, Dutch and crow gables and astragal windows.

The well-presented accommodation is laid out over two floors and can be utilised either as one house or sub-divided into two separate properties by closing a door on the ground and first floor. This allows the smaller of the properties to be let as holiday accommodation or used for additional accommodation when required.

Duirinish Lodge is entered by an oak storm door leading to a porch with an inner glazed door opening to:

Reception Hall. 'L' shaped room with stained oak and pine staircase rising to the first floors. Polished hardwood floor, built in cupboard and doors to the principal reception rooms.

Sitting Room. A lovely welcoming room with a white marble fireplace, polished hardwood floor, built in bookcase and opening to:

Sun Room. A magnificent bow ended room with windows on all sides to take advantage of the spectacular coastal views, exposed timber beam and panelled roof. Two doors lead out to a paved stone terrace making it an ideal room for entertaining.



Dining Room. A perfect evening room with hardwood flooring and two press cupboard on either side of a black marble fireplace.

Study. A bright dual aspect room with an open fireplace.

Breakfasting Kitchen. A well equipped kitchen centred round a large island unit with a marble worktop into which is set an electric hob, oven, sink unit and fridge. The electric Aga is flanked by kitchen units with marble worktops. The kitchen is bow ended with wrap-around windows meaning there is a perfect place to eat and enjoy the views. From the breakfasting area there is a door to the outside path which leads round to the large terrace.

Utility Room, Built in cupboards, deep earthenware sinks, tiled floor and door to outside. Equipped with fridge, freezer, dishwasher and washing machine.

From the kitchen double doors open to what can be divided off as a separate cottage and as currently laid out comprises:

Family Room. Storage cupboard.

Hall. Staircase to first floor, separate WC and door opening to porch with door to garden.

Kitchen. Fully fitted floor and wall mounted units with granite worktops incorporating an electric cooker, stainless steel sink unit, built in dishwasher, washing machine, fridge and freezer.

FIRST FLOOR

The elegant, galleried landing has a sitting area in the tower, a polished hardwood floor and doors to the principal rooms which have lovely views across the gardens and grounds to the west coast.

Master Bedroom. Built-in press cupboard, wall of fitted wardrobes and wash hand basin.

Bedroom 2. Press cupboard and wash hand basin.

Bedroom 3. Wall of built-in cupboards and wash hand basin.

Shower Room. Shower cubicle, WC and wash hand basin.

Bedroom 4. Built-in wardrobes with sliding doors. Triple aspect room with wash hand basin.

Bathroom. Bath, wash hand basin, WC and heated towel rail.





A door from the landing leads to an inner landing and this is the door that can be locked to create the separate cottage. The inner landing has doors to **three further Bedrooms** with wash hand basins, a linen cupboard and a shower room.

Games Room. Accessed across a gated courtyard is a large Games Room created out of the original Garage.

OUTBUILDINGS

Adjoining the Games Room is a range of outbuildings of timber construction with a sedum roof comprising two Stores and a Fuel Hopper for the wood pellet boiler and an adjacent Boiler House.

GARDENS AND GROUNDS

The stunning gardens and grounds are a superb feature of Duirinish Lodge and have been developed by the current owners to complement the setting of the house. The attention to detail is evident from the moment you enter the property via gates which lead to a tarmac drive with grass verges flanked by mature deciduous and coniferous trees. The drive terminates in a sweep at the side of the house where a track continues to one of the Estate buildings.

To the south and west of the house a large Caithness stone flagged terrace is enclosed by dwarf stone walls and is a superb space to entertain and enjoy the stunning views. From the terrace steps lead down to a sheltered decked sitting area and a path to the formal gardens which lie to the south of the house. The path leads through shrub borders down to a sunken garden where a lawn is flanked by herbaceous borders, azaleas, rhododendrons, ornamental trees and conifers. The garden has been planted to provide colour throughout the spring and summer months and contains a number of unusual shrubs such as crinodendron, osmanthus and desfontainea.

To the east of the house is a sheltered stone terrace where there is a natural stone water feature. From the terrace a series of paths leads round and up a natural mound to a beautifully sited octagonal Amdega Summer House which has an electricity supply to it. There is a paved area outside to enjoy the stunning views to the Cullins, Raasay and Plockton. The paths leading to the Summer House meander through heather, rhododendrons and azaleas through which Scots pine, birch and larch trees grow. Part of the woodland beyond the Summer House is designated as an Ancient Scottish Woodland. Recent planting of oak, birch and other native species led to the Award of the Designation 'Duirinish Jubilee Wood' to mark Queen Elizabeth's Diamond Jubilee in 2012 and is one of hundreds of woods planted across the UK to create a legacy for future generations.

ESTATE BUILDINGS

Duirinish Lodge is extremely well served by a range of Estate buildings which makes the maintenance of the grounds relatively straight forward. To the east of the drive, as you approach the house, is an Estate Yard with a timber building with photovoltaic panels on the roof currently divided into:

Two Car Garage/Garden Shed

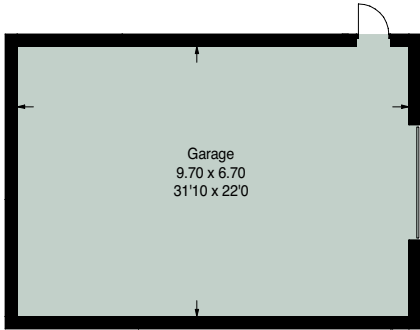
Open fronted **Wood Store** with secure **Tool Shed**.

There is an adjacent large timber and glass **Greenhouse** and yard with a series of composting bins. Beyond is a boat storage area surrounded by a beech hedge.

To the north of the house is a modern portal framed implement Shed/Workshop with profile sheet cladding and photovoltaic cells on the roof. The shed has a concrete floor and is supplied with electricity.

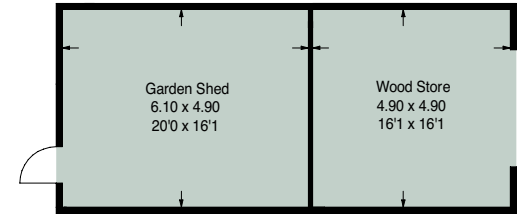
Duirnish

Approximate Gross Internal Area = 376.2 sq m / 4049 sq ft
 Games Room = 20.4 sq m / 220 sq ft
 Outbuilding = 75.4 sq m / 812 sq ft
 Garage = 64.6 sq m / 695 sq ft
 Total = 536.6 sq m / 5776 sq ft

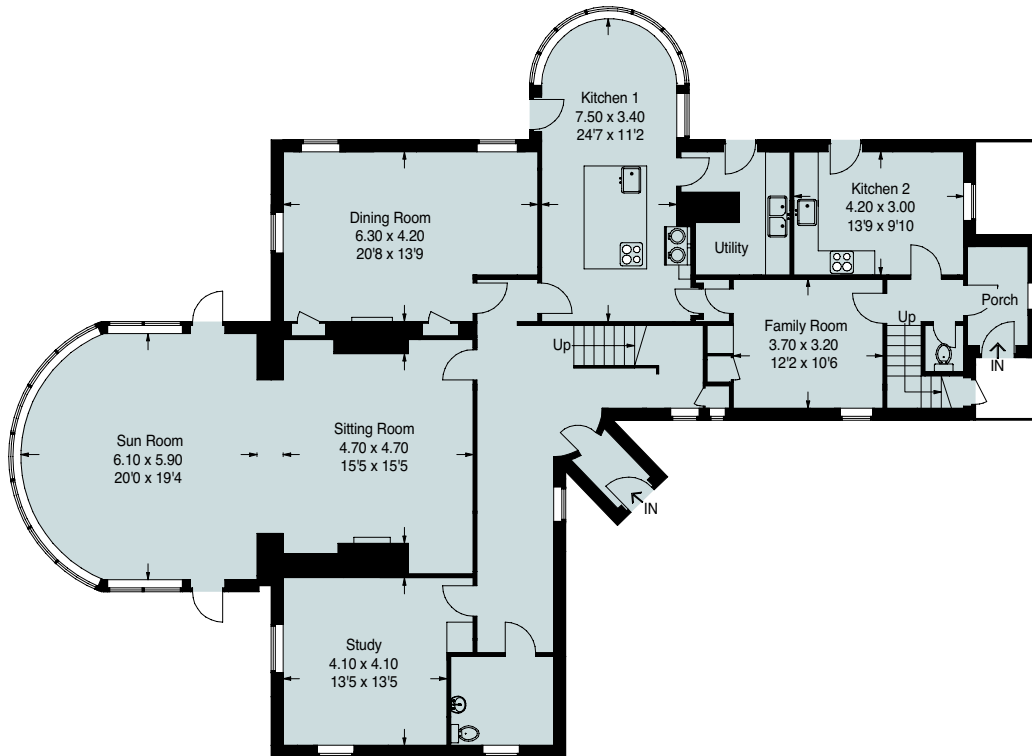


(Not Shown In Actual Location / Orientation)

Garage



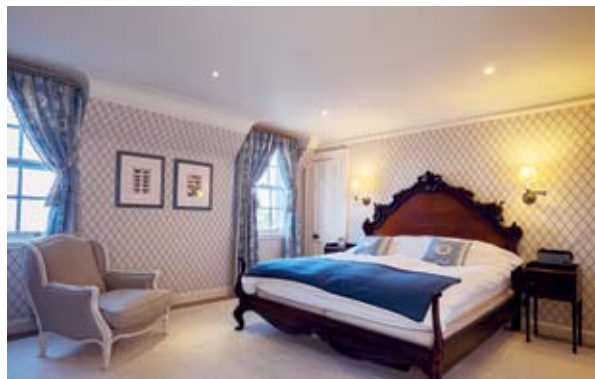
Outbuilding



Ground Floor



First Floor



GENERAL REMARKS AND INFORMATION

VIEWING

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

DIRECTIONS

Heading towards Kyle of Lochalsh on the A87, about 3 miles before reaching the town, turn right signposted Duirinish 3 miles. Continue on this road and after about 1.5 miles take the right fork signposted Duirinish 1.5 miles. Continue on this road and the entrance gates to Duirinish Lodge are on the right hand side after about 1 mile.

FIXTURES AND FITTINGS

The fitted carpets, curtains and white goods are included in the sale. The light fittings are specifically excluded but may be available by separate negotiation. The garden furniture and statuary is excluded from the sale.

LOCAL AUTHORITIES

The Highland Council

Operations Team

P O Box 5650

Inverness

IV3 5YX

www.highland.gov.uk

BURDENS:

Council Tax Band G.

EPC RATING

Band E

SERVICES

Mains water and electricity. Septic tank drainage (new tank installed in 2011). Telephone. Broadband (to be upgraded to superfast broadband in summer 2016).

HEATING AND ELECTRICITY

The current owners have installed both photovoltaic panels to generate electricity and a wood pellet bio-mass boiler meaning that Duirinish Lodge is an extremely cost effective house to run.

The boiler is an ökofen Pellematic wood pellet boiler with an automatic feed from a hopper. The boiler currently attracts an annual Renewable Heat Incentive payment which provides an income of circa £4,500 per annum until 2034.

The photovoltaic panels also attract payments under the Feed in Tariff Scheme depending on the amount of electricity generated. In recent years this has amounted to circa £2,500 per annum and the tariff payments will continue until 2032.

Further details are available from the selling agents.

ENTRY AND VACANT POSSESSION

Entry and vacant possession will be by mutual agreement and arrangement.

SOLICITORS

Campbell Smith WS LLP
21 & 33 York Place
Edinburgh
EH1 3EN
Tel: 0131 556 3737

PLANNING PERMISSION

The sellers of Duirinish Lodge are retaining land adjacent to that being sold on which they have been granted planning permission to build a modern house. They will be retaining a Right of Access to cross the drive at a point to be defined. The boundary will be delineated on the ground by a stock proof fence erected by the seller. Further details are available from the selling agents.

OFFERS

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 1 India Street, Edinburgh, EH3 6HA

SERVITUDE RIGHTS, BURDENS & WAYLEAVES

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

PARTICULARS AND PLANS

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

WEBSITES

Internet Websites

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, their 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 in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. 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 and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

