



The School House, 1 Canisp Road, LOCHINVER, IV27 4LH

Offers Over £220,000



REF: 61111



description

The School House is a substantial, four-bedroom, detached property enjoying stunning sea views in an elevated position in the fishing village of Lochinver. Built circa 1910 and retaining much of its original character, the property is in need of some renovation, but once completed would represent a very comfortable family home for those looking for a village lifestyle or equally as a holiday home given its idyllic location.

Only by viewing can you fully appreciate this deceptively spacious property.

The accommodation consists of: an entrance porch; a generous hall with coat hooks and stairway leading the upper floor; a double-aspect lounge taking advantage of the lovely views and benefits from a wood burning stove set in a wooden surround providing a welcoming focal point; a double-aspect sitting room with ornamental fireplace (no chimney); inner hallway which large under stair storage cupboard and additional storage space housing the washing machine and tumble dryer; a cloakroom comprising a wash hand basin and WC; a dining room with fitted shelving and fitted storage cupboard; a kitchen with a good selection of base and wall mounted units, complementary worktop, fridge freezer, integrated electric oven, extractor, gas hob and access to the rear garden.

On the upper floor: landing with access to the attic along with two large storage cupboards, one housing the hot water tank; three generous double bedrooms, all with fitted storage; further single bedroom; a family bathroom comprising a bath with electric shower over, wash hand basin and WC.

The property benefits from a generous wraparound garden which extends to approximately 0.4 acres, mainly laid to lawn with a good selection of mature trees and bushes and seating area allowing you to take in the breathtaking views. There is also a garden shed and log store. A large driveway leading to the property provides ample parking for both residents and visitors.

Lochinver is a small fishing village in the North West of Sutherland, within commuting distance of the town of Ullapool, which is 36 miles away. An ideal retreat for those wishing a community lifestyle, with excellent loch and sea fishing nearby, and within easy reach of the sandy beaches at nearby Achmelvich and Clachtoll. The area is an extremely popular tourist destination with a wide variety of outdoor activities available on your doorstep including sailing, hillwalking, shooting and fishing. The village amenities include a selection of shops, café's, butchers, newsagents, petrol station, Post Office, doctors surgery and a Leisure Centre. The village is renowned for its award winning restaurants, providing a variety of local eating establishments. Primary education is provided at Lochinver Primary School and secondary education is provided at Ullapool High School, where transport is provided.

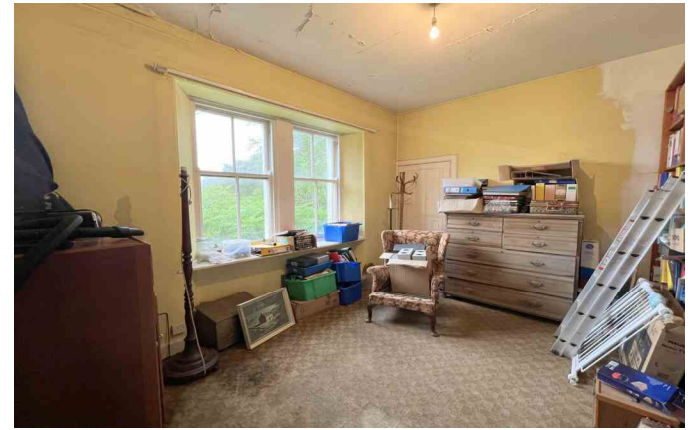
Further shopping and facilities are available in Ullapool, with supermarkets, shops, restaurants, bank, pharmacy and Leisure Centre with swimming pool. A service bus runs daily from the village to Ullapool and seasonally to Inverness. The Highland capital of Inverness, is 96 miles away, provides all the additional facilities expected of a City, including shopping centres, recreational facilities and a wide selection of hotels and restaurants along with road, rail and air links to the South and beyond.



Entrance Vestibule	1.99m x 0.77m (6'6 x 2'6)
Kitchen	3.34m x 2.73m (10'11 x 8'11)
Dining Room	3.89m x 3.25m (12'9 x 10'8)
Lounge	4.46m x 4.18m (14'8 x 13'9)
Sitting Room	3.87m x 3.62m (12'8 x 11'11)
Master Bedroom	4.18m x 3.91m (13'9 x 12'9)

Bedroom 2	3.91m x 3.55m (12'9 x 11'8)
Bedroom 3	3.94m x 2.49m (12'11 x 8'2)
Bedroom 4/Study	3.13m x 2.24m (10'3 x 7'3)
Bathroom	2.35m x 2.16m (7'9 x 7'0)
Cloakroom	1.25m x 1.61m (4'0 x 5'3)







General

All floor coverings, light fittings, curtains, blinds, integrated appliances, fridge freezer, washing machine, tumble dryer and garden shed are included in the asking price.

Services

Mains water, drainage and electricity.

Council Tax

Council Tax Band E

EPC Rating

F

Post Code

IV27 4LH

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

AMM/EB/KENZ497/8

Price

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Directions

From Inverness City, travel North on the A9. At Tore roundabout, take the 2nd exit onto A835. Continue on this road, passing through Ullapool. At the Ledmore junction turn left onto A837. Keep going, until you reach the village of Lochinver. Continue through the village heading towards the harbour and turn left onto Canisp Road. The property is first on your left hand side.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.



