

CEANNABEINNE COTTAGE, RISPOND, DURNESS, SUTHERLAND, IV27 4QE



**OPEN PLAN LIVING/DINING AREA, BEDROOM,
KITCHEN/BREAKFAST AREA, BATHROOM.**

UNIQUE COTTAGE OVERLOOKING CEANNABEINNE BEACH

A rare opportunity has arisen in the North Highlands of Scotland to purchase the unique Ceannabeinne cottage which is situated on the popular North Coast 500 tourist route, 3 miles eastward from Durness and has been run successfully as a holiday cottage for more than 30 years. Its dramatic and idyllic position, overlooking the beautiful and remote Ceannabeinne beach, makes it one of the most perfectly located cottages in the Scottish Highlands. The cottage enjoys unparalleled and spectacular open views over Ceannabeinne beach has one master bedroom and there are two single sofa beds in the recently refurbished oak floored, vault beamed living room allowing the cottage to sleep 4 guests. The cottage benefits from oil fired central heating with double radiators throughout as well as a new log burner fitted in 2021 in the living room. Externally, the cottage sits in generous garden ground to the front, side and rear and provides parking for several vehicles. The location of this property must be viewed to be fully appreciated.

OFFERS OVER £230,000.00



LOCATION

Offering a peaceful and idyllic Highland retreat, and a haven for nature lovers, fishers, walkers and beach goers, Durness is the most North-Westerly village in Britain in an area of outstanding natural beauty and dramatic coastlines. There are a wealth of exciting things to do in this area, including breathtakingly beautiful Balnakeil Beach, Sango bay or our own Ceannabeinne beach. These are some of the most beautiful and unspoilt beaches in Scotland. Durness is a vibrant community with a range of local services including a nine hole golf course, shops, hotels, restaurants and tourist attractions. There is an excellent Primary School and modern village hall with secondary education being catered for in Kinlochbervie, 18 miles to the south. Inverness, 104 miles to the south, offer extensive range of leisure, shopping and entertainment facilities

DIRECTIONS

The quickest route is to take the A9 via Inverness to Bonar Bridge; then the A838 to Lairg; and finally on the A838, via Laxford Bridge and Rhiconich to Durness. Go through the village as if you are heading to Tongue and the cottage is set on an elevated site overlooking Ceannabeinne Bay.

You can approach from Ullapool on the A894 to Rhiconich then on to Durness. When you arrive in Durness, turn right and continue East along the coast road for a distance of three miles. Ceannabeinne is the white cottage on the right of the road overlooking Ceannabeinne Bay.

Or from the East coast/Tongue on the A838. you approach from the east via Loch Eriboll, the cottage is past the lay-by stopping point above Ceannabeinne beach, up the hill on the left.

ACCOMMODATION

Entrance to the cottage can be accessed either through a ledge and brace stable door which leads into the main entrance hall, or there is separate access, again through a ledge and brace stable door, directly into the living/dining area.

ENTRANCE HALL

Tongue and groove wood panelling. Fitted coat hooks. Radiator. Hatch to loft. The wall mounted electric meter box is located above the door. Shelved storage cupboard with double doors. Access is given to kitchen/breakfast area, bathroom and bedroom. Ceiling light. Modern vinyl flooring.

KITCHEN/BREAKFAST AREA

4.30m x 3.40m (14'1" x 11'1")

This quality handmade oak kitchen enjoys a double aspect with spectacular panoramic views across Ceannabeinne bay from its front facing window. The kitchen enjoys a number of wall and base units incorporating a built-in ceramic electric hob and oven with integrated extractor hood above. Double oven Aga. Dishwasher. Washing machine. Integrated central heating boiler. Stainless steel sink and drainer with mixer tap. Tiled splash-back. Under-unit lights. Wooden work surface. Flag stone flooring. Two ceiling lights. Space for free standing fridge freezer.

BATHROOM

2.57m x 1.67m (8'5" x 5'6")

Fully fitted bathroom comprising built-in WC, vanity wash hand basin with generous storage under and bath fitted with an electric Triton shower unit. Glass shower screen. Wall mounted units incorporating mirror with recessed lights above. Large ladder style heated towel rail. Rear facing window. Oak hardwood flooring.

BEDROOM

4.35m x 3.35m (14'3" x 10'11")

Nicely proportioned and bright room with double aspect, enjoying the spectacular open views across Ceannabeinne bay from its front facing window. Deep sills. Vertical blinds. Fitted dressing table with glass top with chest of drawers under. Two shelved alcoves. Curtain partition. Oak hardwood flooring.

OPEN PLAN LIVING/DINING AREA

9.30m x 4.32m (29'7" x 14'2")

This substantial room is an impressive area for entertaining and enjoys many attractive features including original stone wall above wood burning stove, with canopy over, and a vault beamed ceiling. It has wonderful views from the two front facing windows over Ceannabeinne Bay. Two rear facing windows looking out to the rocky hills behind the cottage. Vertical blinds. Oak hardwood flooring. Three radiators. Fitted wall lights. Ledge and brace stable door leads out to the front of the property.

GARDEN

A driveway leads up to the cottage and provides parking for 3 vehicles. Garden ground lies to the front, side and rear and is largely unbounded. A terraced area to the front provides an ideal seating area to enjoy the breathtaking open views over the bay.

CONTENTS

The seller is willing to offer the entire contents for purchase by separate negotiation.

COUNCIL TAX BAND

Band 'H'

EPC BAND

Band 'D'

POST CODE

IV27 4QE

SERVICES

The property enjoys its own private borehole for water and drainage is to private septic tank system located to the side of the property.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers over £230,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offerers by offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise.

