

7 Strathnaver

KINBRACE, SUTHERLAND, KW11 6UA



*DISCOVER RURAL LIVING IN THIS INVITING FOUR
BEDROOM HOME SET IN THE HEART OF THE HIGHLANDS*



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Set amidst the dramatic landscapes of the Scottish Highlands, 7 Strathnaver in Kinbrace offers a rare opportunity to enjoy peaceful rural living in a spacious four-bedroom traditional stone-built detached house. The property sits within approximately one acre of established garden grounds, with mature trees and panoramic views across open countryside. The River Naver, renowned for its natural beauty and salmon fishing, flows just a short distance from the property, enhancing the tranquillity of the setting. With the potential for a more self-sufficient lifestyle and a warm, characterful interior, this is a home that promises both serenity and scope.

The home is arranged over two floors, offering flexible accommodation suited to families, home workers, or those simply seeking to slow down and savor Highland life. Entry is via a vestibule, currently used as a dressing room, which leads into a central hallway. At the front of the property, the living room provides a cosy retreat, centred around a multi-fuel stove with a back boiler, a charming and efficient source of warmth on cooler days.





The kitchen is practical and bright, with ample room for both storage and food preparation. Also on the ground floor is a spacious family bathroom with both bath and shower, a separate WC, and a well-sized bedroom, ideal for guests or those seeking single-level living.







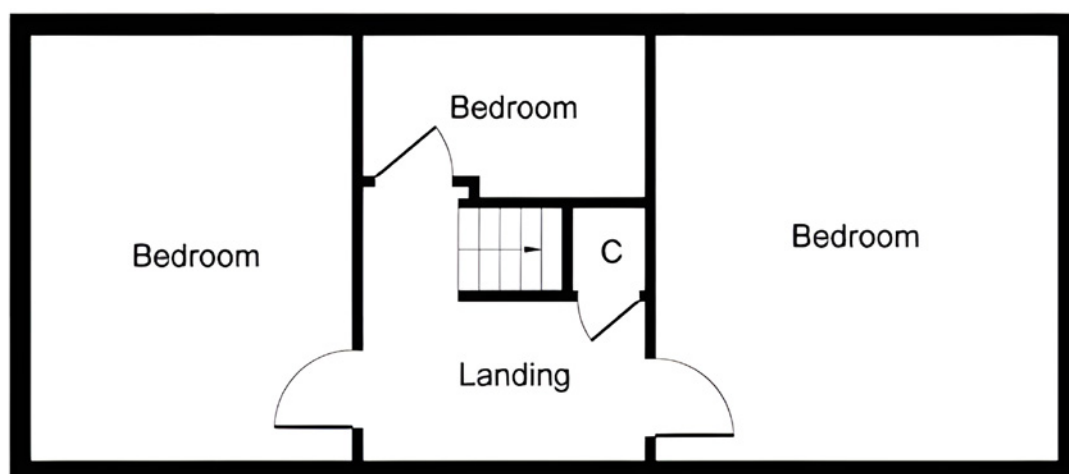
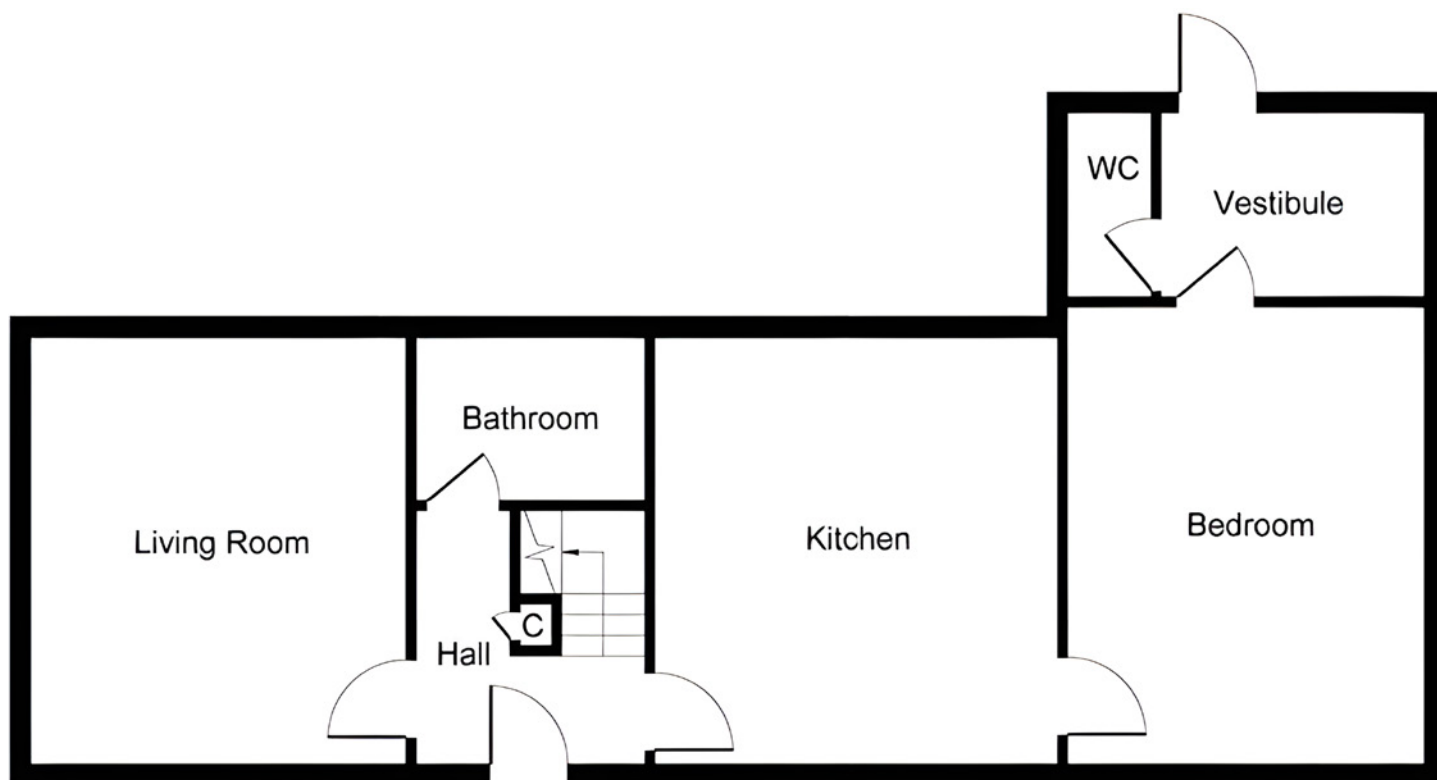


Upstairs are three further bedrooms: two are generously sized doubles, each featuring an open fireplace that adds charm and potential for additional heating. All upper rooms benefit from elevated views across the peaceful countryside, making them restful and light-filled spaces. The third upstairs bedroom is a cosy single, perfect for a child, home office, or hobby space.









Gross internal floor area (m²): 103m²

EPC Rating: D



The property benefits from double glazing and storage heating, ensuring year-round comfort. Outside, the property sits in grounds of approximately one acre, with open lawned areas, established trees, and planting that complement the stunning natural surroundings. A polytunnel and two timber sheds provide excellent scope for gardening, growing, or hobby farming, making this an ideal property for anyone looking to embrace a more self-sufficient, rural lifestyle.

7 Strathnaver is more than just a home, it's an invitation to a lifestyle. Whether you're planning a permanent move to the Highlands, searching for a rural retreat, or investing in a peaceful, characterful base with room to grow, this property offers space, seclusion, and a deep connection to Scotland's wild and beautiful landscape.

The Property





Strathnaver is one of the most secluded and captivating areas in the Highlands, defined by vast skies, rolling heather-covered hills, and a constantly evolving natural landscape. Though remote, it offers surprisingly good connectivity, making it an ideal spot for those seeking peace without complete isolation.

Access to the area is practical and straightforward. The nearby hamlet of Kinbrace has a railway station on the Far North Line, providing direct services to Inverness, Wick, and Thurso. By road, the A897 leads south to Helmsdale, about 17 miles away, where residents can find a range of amenities, including shops, cafés, medical services, and a primary school. To the north, the coastal village of Bettyhill lies approximately 8 miles away and offers additional conveniences such as a grocery store, post office, petrol station, secondary school, swimming pool, and the well-regarded Strathnaver Museum, which celebrates the region's rich cultural heritage. Larger towns like Thurso and Tongue are also accessible for further services, shopping, and leisure.

The Location

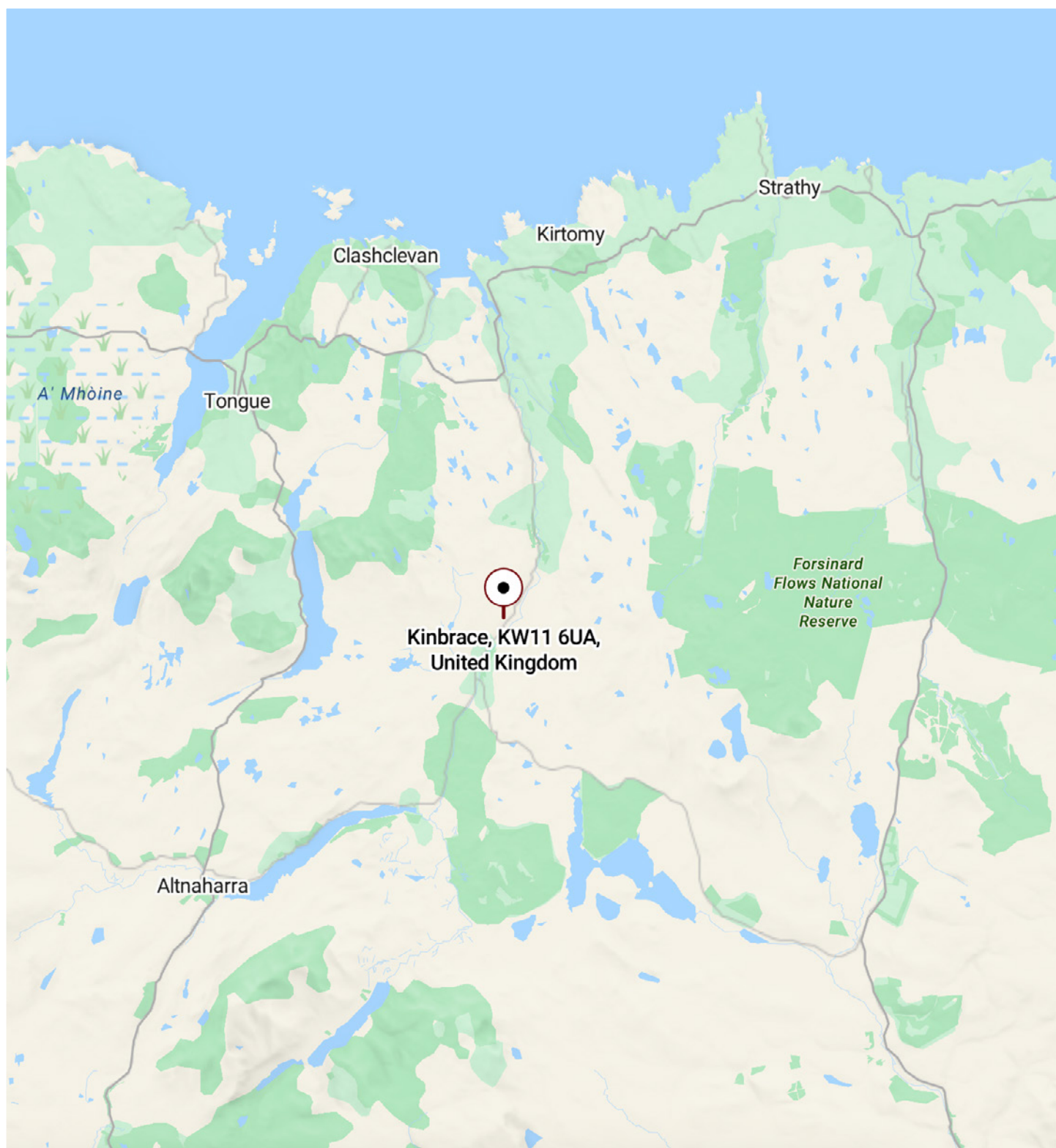


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