

# Cul Na Cnoc

CLASHMORE, STOER, LOCHINVER LAIRG, HIGHLAND, IV27 4JE



*Three-bed detached Highland home in Clashmore, Lochinver, spacious kitchen/diner, en-suite to principal, garage, peaceful scenic setting*



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A charming three-bedroom detached Highland home offering spacious accommodation, modern comforts and a peaceful setting in the scenic area of Clashmore, Stoer, Lochinver.

Cul Na Cnoc is an attractive detached property ideal for families, those seeking a lifestyle change or buyers looking for a tranquil retreat. The home combines practical living space with the warmth and character expected of a Highland residence.

# THE LOUNGE



Accommodation comprises:  
a bright and comfortable  
lounge, perfect for relaxing  
or entertaining.

# THE KITCHEN/DINER & UTILITY



The generous kitchen/diner forms the heart of the home, with ample space for family dining and day-to-day living. A useful utility room provides additional storage and laundry space, with an integral door leading directly into the garage.





Three well-proportioned bedrooms, all benefiting from fitted storage, with the primary bedroom further enhanced by a private en-suite shower room. A family bathroom, thoughtfully laid out to serve the remaining bedrooms.

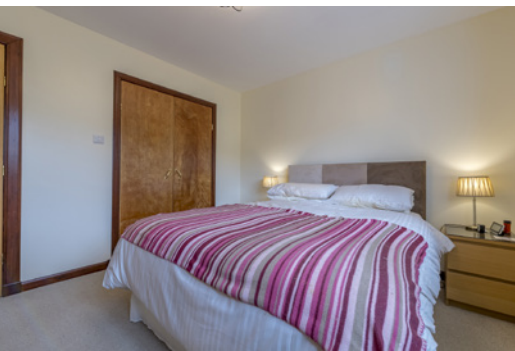
## THE BATHROOM



# BEDROOM 1



the primary bedroom further enhanced by a private en-suite shower room



# BEDROOM 2



# BEDROOM 3



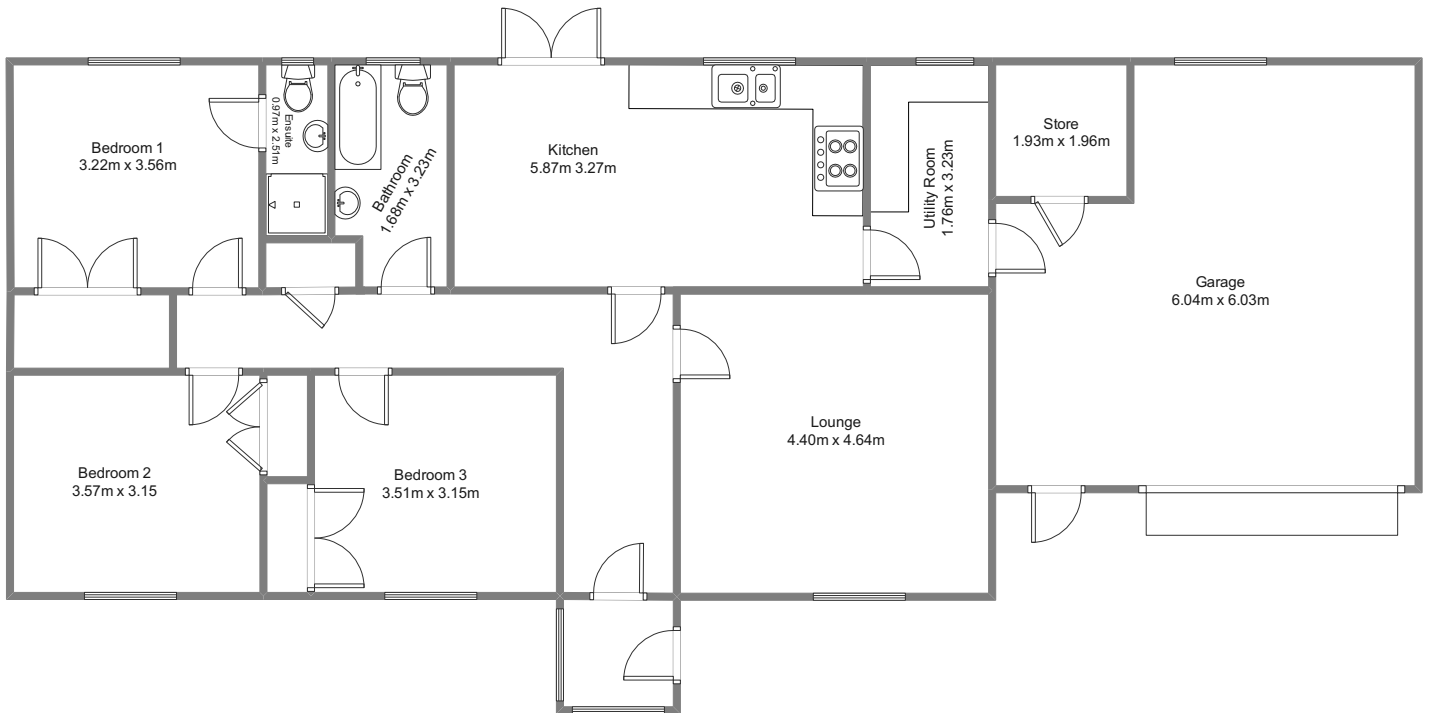
The property further benefits from an integral garage, offering secure parking or additional storage or workshop potential.

Early viewing is highly recommended to fully appreciate the space, setting and quality this delightful home offers.

# EXTERNALS

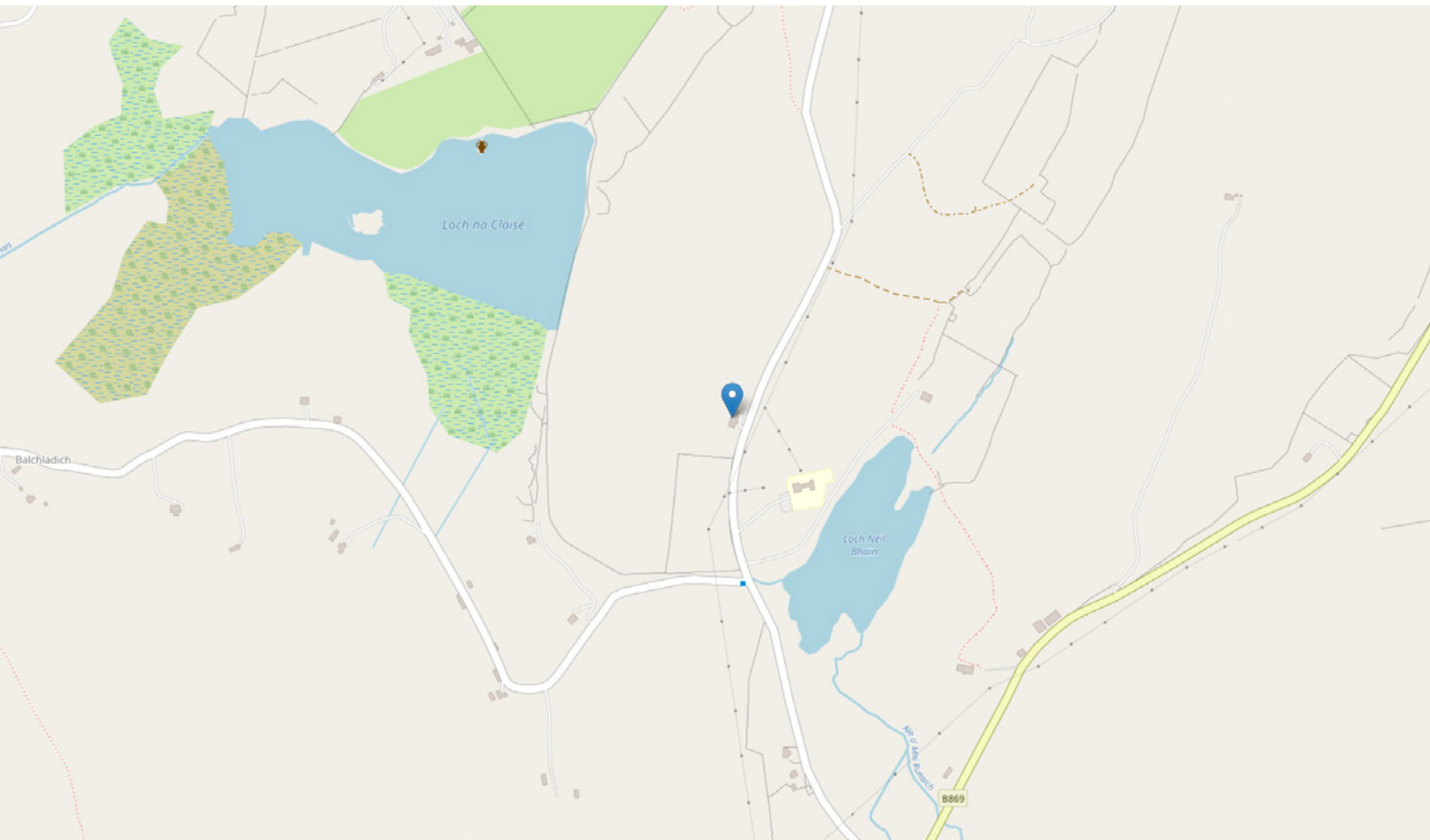


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 114m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Cul Na Cnoc is situated in the crofting township of Clashmore on the Stoer Peninsula in Assynt, an area widely regarded as one of the most beautiful and unspoilt parts of the North West Highlands. The landscape is defined by dramatic mountains, rugged coastline and pristine white sandy beaches, offering an exceptional quality of life for those drawn to the outdoors. Positioned just off the iconic North Coast 500 route, the property enjoys a peaceful setting with views across a nearby loch to the surrounding countryside. This is an ideal location for those seeking a quieter pace of life while remaining connected to one of Scotland's most celebrated touring routes.





The area is a haven for outdoor enthusiasts, with excellent opportunities for walking, climbing and exploring. The beautiful beaches of Clachtoll, Clashnessie and Achmelvich are all within easy driving distance, while the surrounding coastline offers sailing, kayaking and sea fishing. Assynt is also renowned for its many freshwater lochs, providing superb wild brown trout fishing. Wildlife is abundant, with regular sightings of red deer, otters and a wide variety of birdlife including buzzards and other birds of prey, as well as seabirds along the coast.

Everyday amenities can be found in the nearby village of Lochinver, approximately 7 miles away, which offers local shops, services, cafes and a well-regarded primary school. Secondary education is provided at Ullapool High School, with transport available. For day-to-day, a small local shop is located at Clachtoll just around 1 mile along, while a wider range of shops and services can be found in Ullapool, approximately 41 miles away. Inverness, the capital of the Highlands, is around 100 miles away and offers extensive amenities, transport links and an airport servicing UK and European destinations. This location offers a rare combination of natural beauty, community living and accessibility, making it an exceptional place to call home.



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