

16A Balnakeil Craft Village

DURNESS, LAIRG, HIGHLAND, IV27 4PT



*A UNIQUE AND VERSATILE DETACHED
PROPERTY NESTLED IN THE HEART OF THE
CHARMING BALNAKEIL COMMUNITY*



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Welcome to 16A Balnakeil Craft Village, a unique and versatile detached property nestled in the heart of the charming Balnakeil community, just a short walk from Balnakeil Beach and Durness Golf Course. This exceptional residence offers not only a comfortable family home but also a spacious attached workshop, formerly a gallery shop, presenting a fantastic commercial and retail opportunity (subject to necessary permissions).

Internally, the house is thoughtfully designed with ample space and modern conveniences. The entrance area with a coat rack includes a cupboard with a washer and temperature exchange heat pump dryer. The house boasts four bedrooms, one of which includes an en-suite shower room with locally handmade tiles. The smallest room is currently set up as a walk-in wardrobe. The galley-style kitchen leads into a lounge, perfect for family meals and entertaining friends. The lounge features patio doors that open onto the decking, creating a seamless indoor-outdoor living experience. The main bathroom, with a gorgeous free-standing bath suite, is ideal after a day at the beach or exploring the Highlands.





Smaller Kitchen





Additionally, there is a second, well-proportioned eat-in kitchen and lounge area, conveniently located next to the en-suite bedroom, making it ideal for use as a self-contained holiday let or an annexe for family members seeking independence.

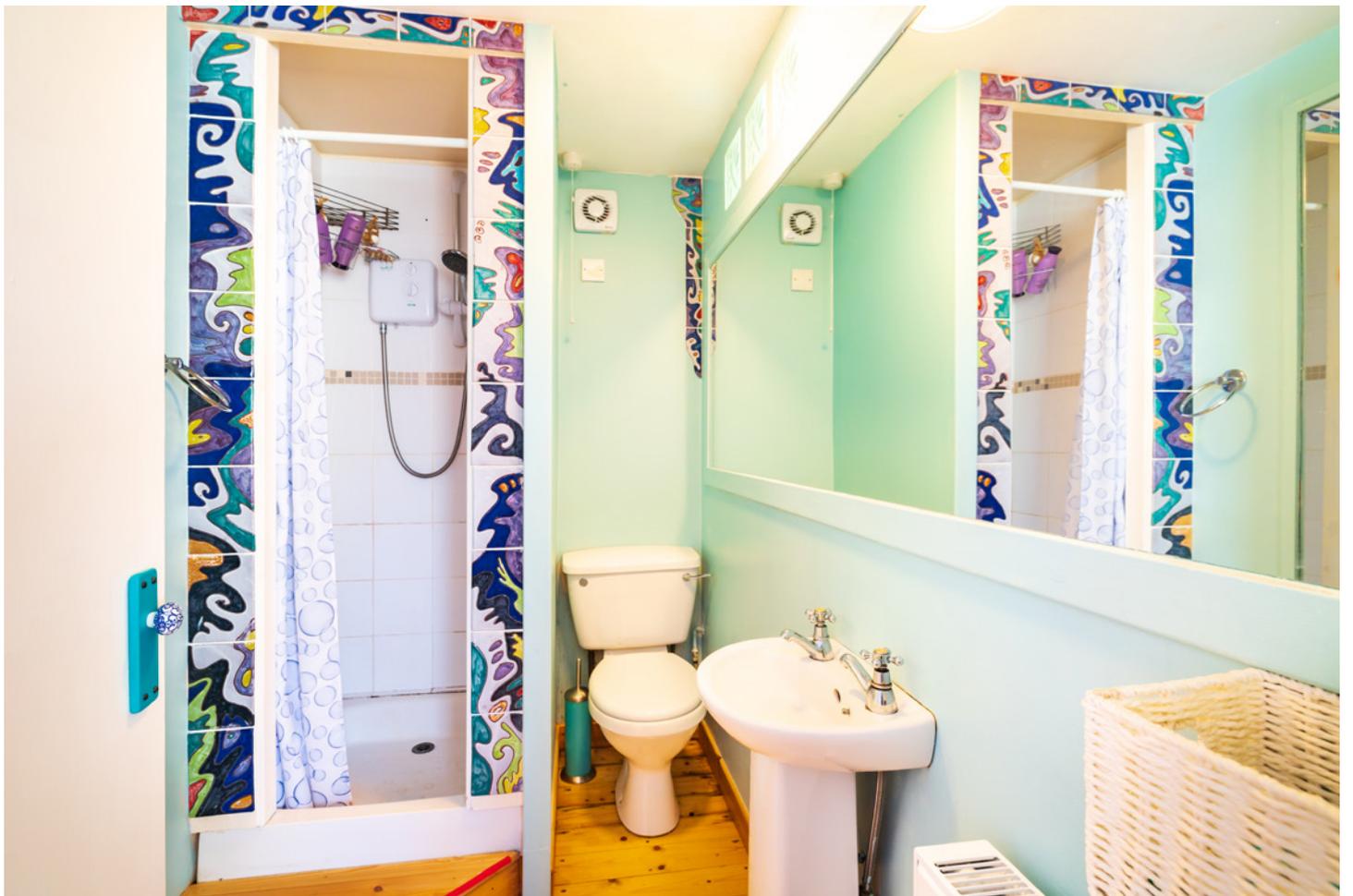






Bedroom 1







Bedroom 3



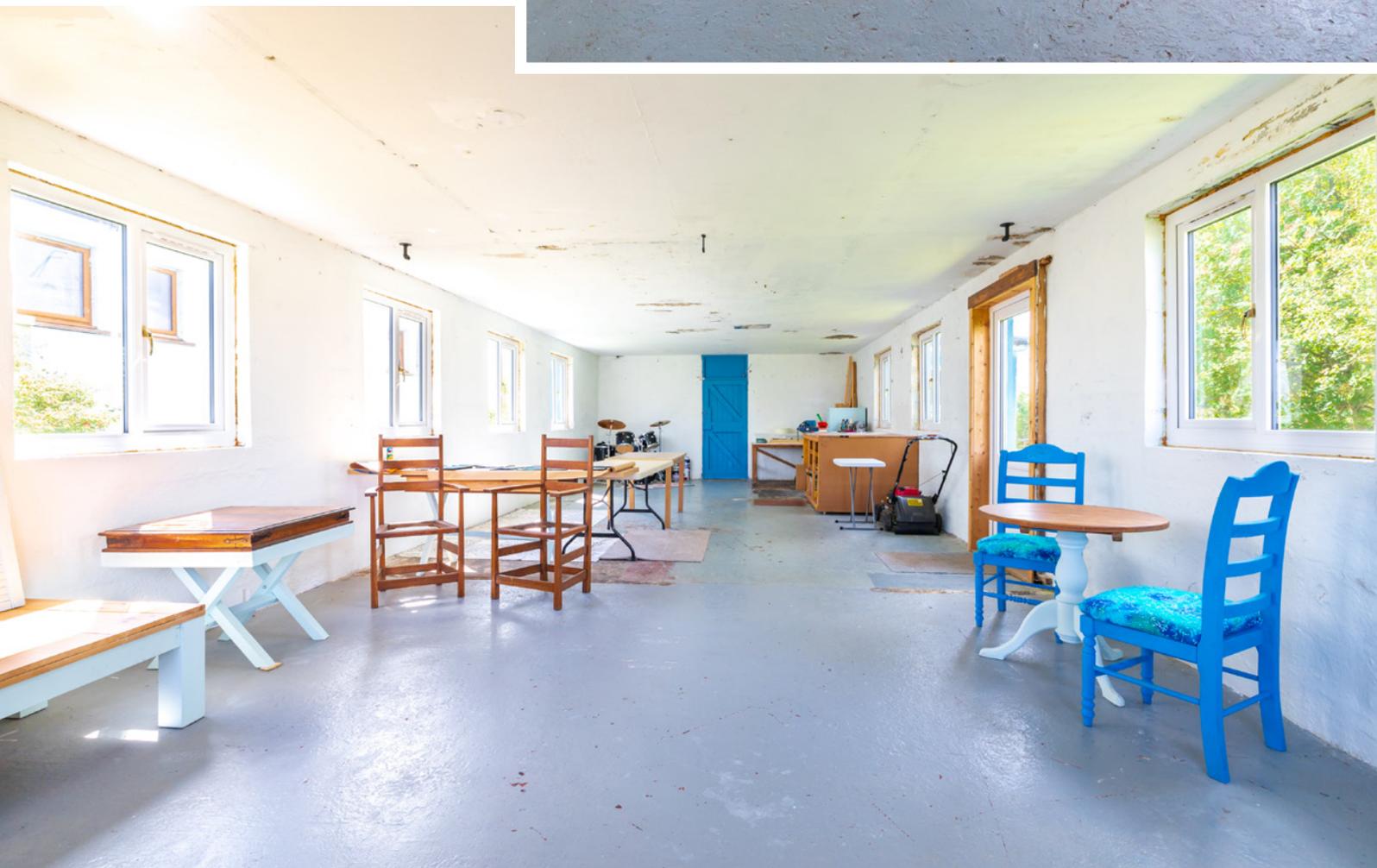


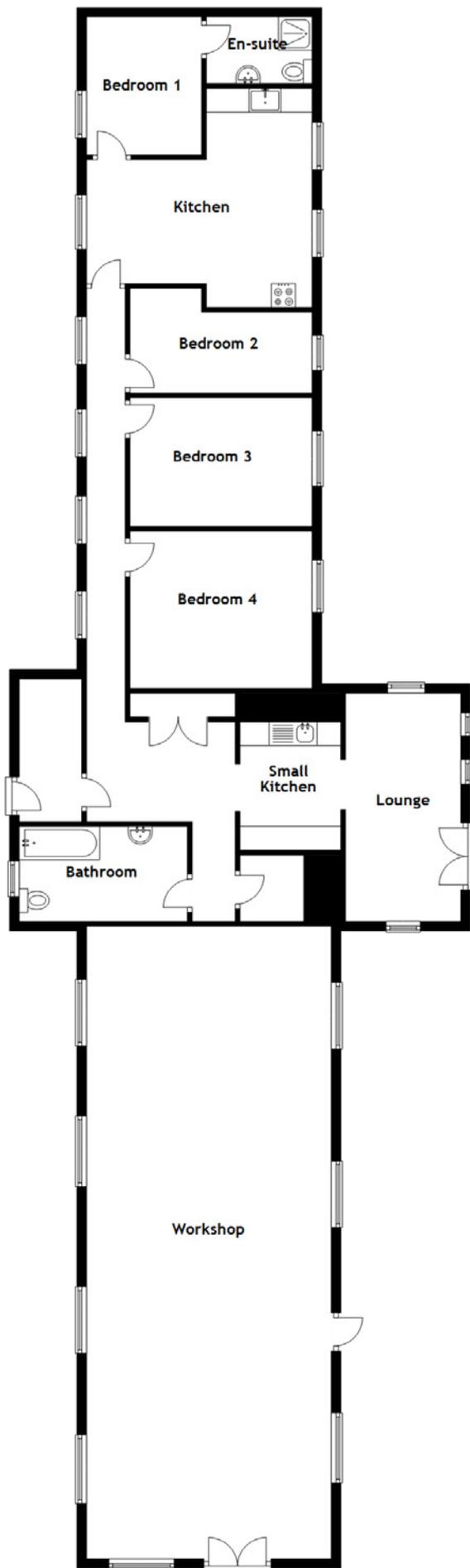
Bedroom 4





The extensive workshop/shop is directly accessed from the main house. It has new double-glazed vinyl-clad windows and doors installed in 2018, and the felt roof over the commercial space was replaced with a profiled metal roof in 2018. There is one single door exiting to the garden and one double door at the front exiting to the central green of the village, allowing for high visibility for commercial ventures. This workshop/commercial unit offers endless potential for various business ventures or creative pursuits.





Approximate Dimensions
 (Taken from the widest point)

Kitchen	4.70m (15'5") x 4.60m (15'1")
Lounge	4.79m (15'9") x 2.40m (7'11")
Bedroom 1	2.90m (9'6") x 2.40m (7'10")
Bedroom 2	3.80m (12'5") x 2.20m (7'3")
Bedroom 3	3.80m (12'5") x 2.70m (8'10")
Bedroom 4	3.80m (12'5") x 3.30m (10'10")
Small Kitchen	2.70m (8'10") x 2.10m (6'11")
Bathroom	3.50m (11'6") x 2.00m (6'7")
En-suite	2.20m (7'3") x 1.40m (4'7")
Workshop	13.30m (43'7") x 5.10m (16'9")

Gross internal floor area (m²): 113m²

EPC Rating: E



The property has been tastefully decorated throughout and has seen significant upgrades, including hardwood floors in most of the home. A new air source heat pump was installed in 2017, ensuring efficient heating with the potential for expansion to the commercial space. New efficient radiators were installed throughout the residential area in 2017. The kitchen was remodelled in 2017 with new appliances added in 2018, and individual instant water heaters have been installed for convenience. The exterior of 16A Craft Village is equally impressive, featuring an 8 x 10 garden shed and a well-maintained garden, enhanced with over £3000 in improvements. Additionally, two car parking spaces have been created to accommodate residents and visitors.

16A Craft Village, Balnakeil, is a property brimming with potential, whether you're looking for a spacious family home or an opportunity to integrate a business element. Its unique layout and recent refurbishments make it a truly desirable and versatile residence in a picturesque location. (Furniture may be available by separate negotiation).





Situated in the picturesque hamlet of Balnakeil in Durness, Sutherland, amidst the breathtaking Scottish Highlands, lies 16A Craft Village, a property offering both residential and potential future commercial opportunities. Balnakeil is nestled west of the Kyle of Durness, overlooking the expansive Balnakeil Bay, which spans two miles and is renowned for its natural beauty.

This location is strategically positioned along the world-famous North Coast 500 (NC500) tourist route and the iconic Land's End to John O'Groats (LEJOG) walking and cycling routes. These attractions ensure a steady stream of visitors, providing a vibrant atmosphere and consistent footfall to businesses within the area.

Durness offers a variety of local amenities and services for residents and visitors. It boasts a nursery and primary school, with secondary education available in nearby Kinlochbervie. Within walking distance of the property, there's a convenient Spar shop that includes a Post Office and fuel station. Additionally, Durness features two bar restaurants and a spacious camp site with stunning coastal views.

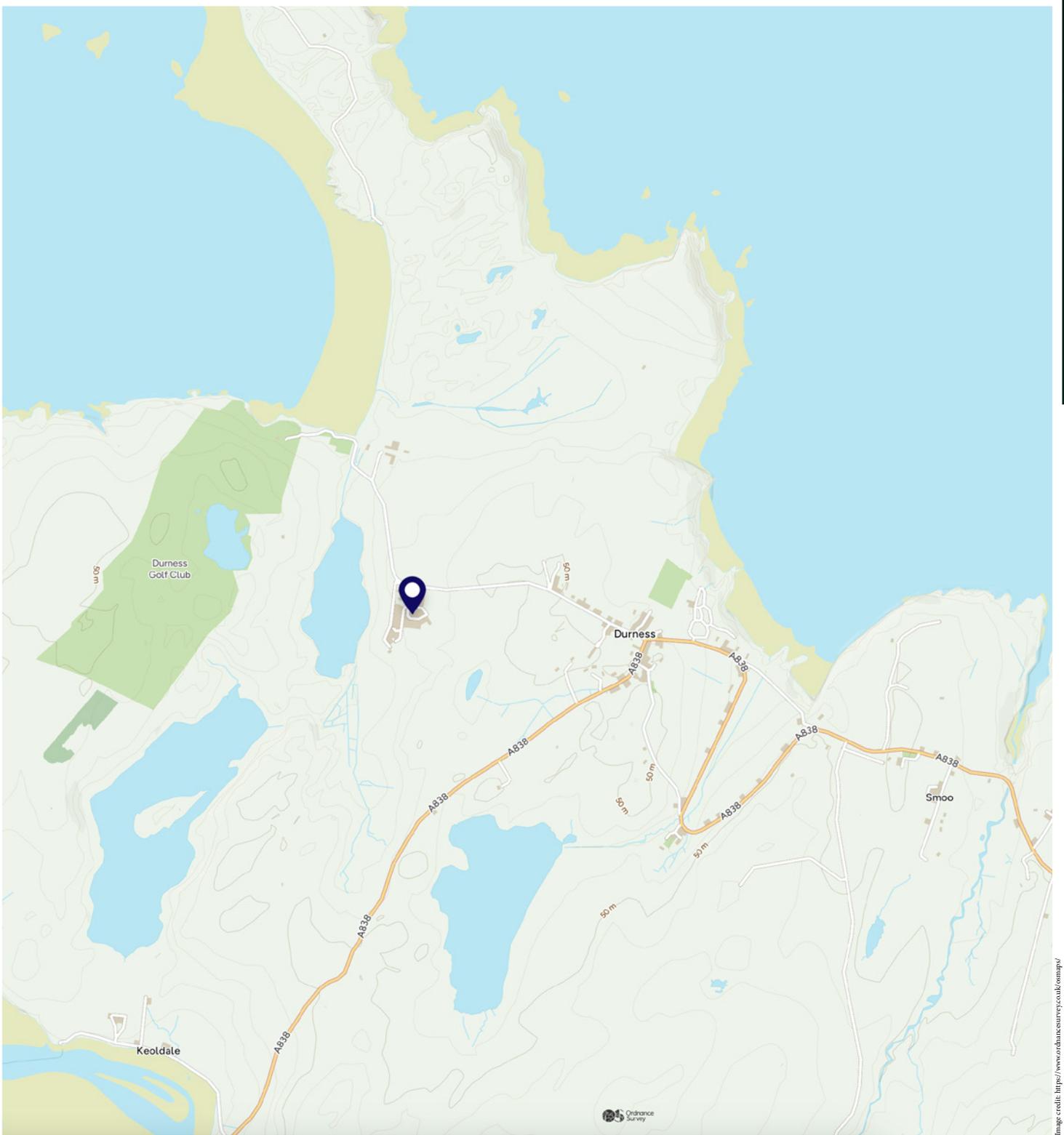
The Location



For those seeking even more modern amenities and conveniences, Inverness, the capital of the Highlands, is within reach. There is a locally owned daily (except Sunday) scheduled bus service to Inverness, with a stop at the Craft Village.

Inverness boasts a plethora of attractions and facilities, ranging from retail outlets and cultural venues to educational institutions and medical services. Recognised as one of the fastest-growing cities in Europe, Inverness offers excellent connectivity via road, rail, and air, linking residents and visitors alike to the rest of the UK and overseas destinations.

The Location



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