



A two-bedroom traditional croft house in the vernacular style, currently in the process of refurbishment



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McEwan Fraser Legal is delighted to present a rare example of a traditional croft house in the vernacular style in the process of refurbishment. Few of these houses remain with original historic features. No. 43 is located with a southerly aspect with unobstructed views of the Torridon mountain range often described as the most dramatic and spectacular peaks in the British Isles. To the west, the view is across the waters of the Minch to the Isle of Skye and the Outer Hebrides.

The front elevation of the house is symmetrical and very pretty. Of great benefit are the paired windows to the main rooms, often in this type of dwelling there is only one. Consequently, the rooms are very light. The original sash and case windows are still in place and the sashes have been restored with new sash chords and the weights reinstalled. The sash boxes and sills still need attention on the ground floor.

THE LOUNGE



Internally, the ground floor of the main house retains the original tongue and groove-boarded lining on the walls and ceilings. On the first floor, the original boarded lining exists in one of the bedrooms. Two new Morso stoves on slate hearths were installed in 2021. The design intention was to locate the new kitchen in the centre of the house and the bathroom and utility space in the rear extension and this work has been initiated with the hot water cylinder in working order and a heat recovery unit partially fitted. The extension probably dates from the middle of the last century and it has been upgraded with an insulated lining, double glazing and external cladding of locally sourced larch.



THE DINING ROOM

(TEMPORARY COOKING SPACE)



THE BATHROOM



THE BATHROOM/UTILITY





The accommodation may be summarised as follows:

Ground Floor:

- Lounge
- Dining/sitting room
- Potential bathroom and utility space in the rear extension
- Potential kitchen

First floor:

- Two double bedrooms

BEDROOM 1



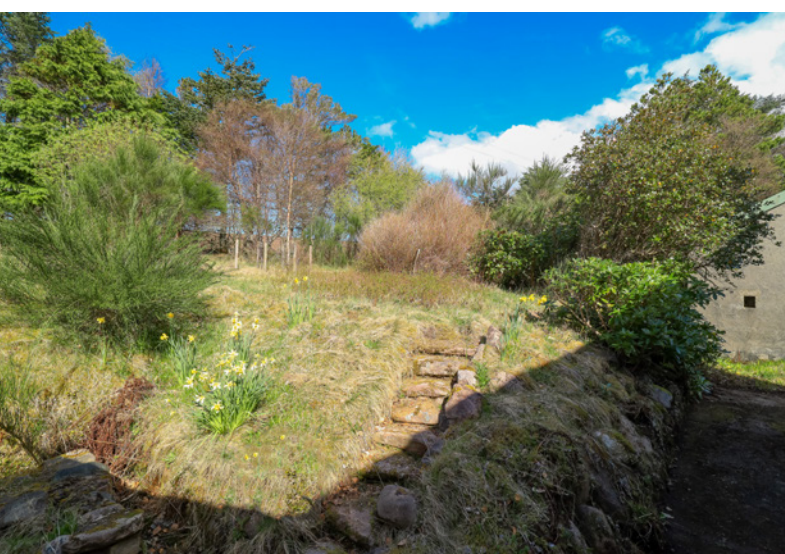
BEDROOM 2



The approach to the house is at the end of a track making it peaceful and private. The track itself was upgraded in 2018 and the drainage ditches on either side re-dug. A mature garden surrounds the plot with some very old conifers that may have been planted when the house was first constructed probably towards the end of the nineteenth century. In addition, there is a garage/workshop and a gated drive.

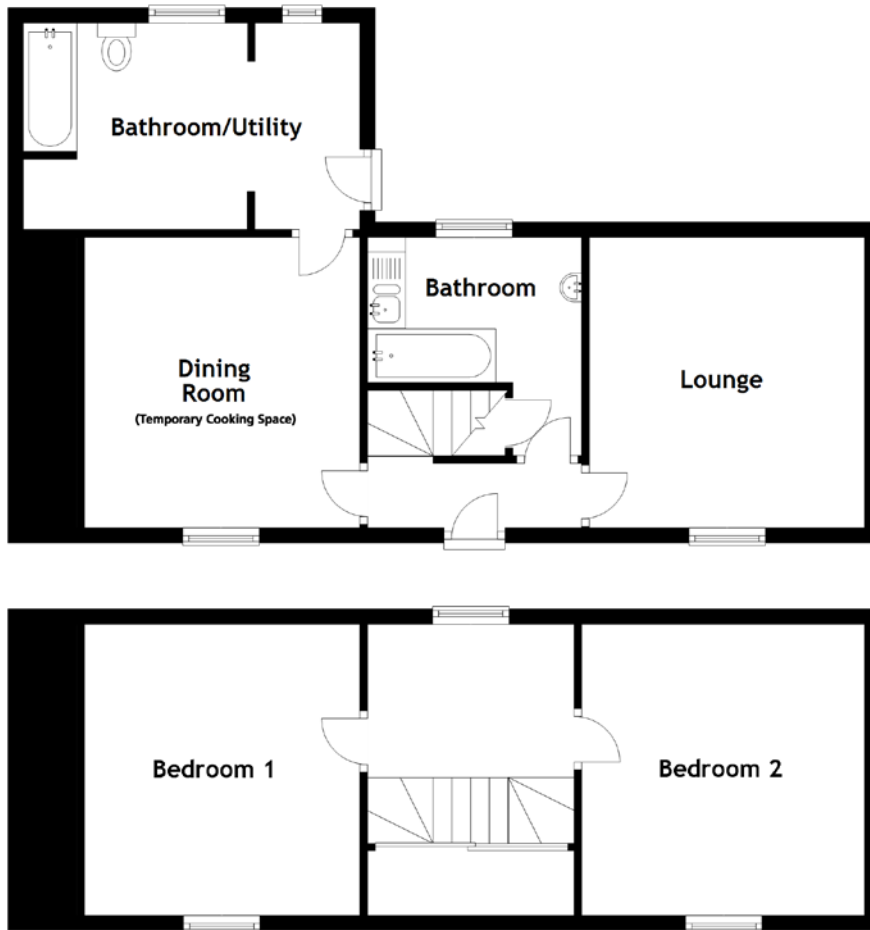
As such, the property is a work in progress with great potential to realise a very special place in the Highlands.

GARDENS & VIEWS





FLOOR PLAN, DIMENSIONS & MAP



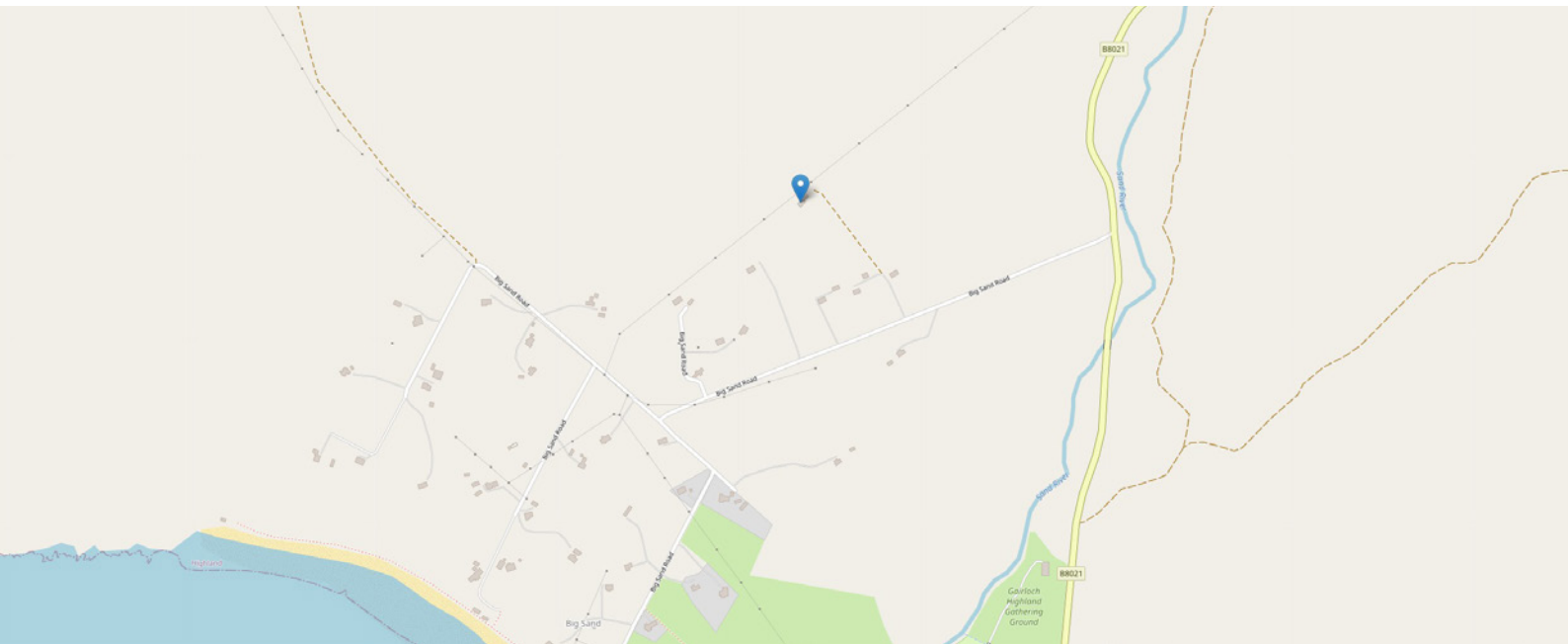
Approximate Dimensions (Taken from the widest point)

Lounge	3.80m (12'6") x 3.60m (11'10")
Dining Room (Temp Cooking Space)	3.80m (12'6") x 3.60m (11'10")
Bathroom/Utility	4.40m (14'5") x 2.70m (8'10")
Bathroom	2.86m (9'4") x 2.80m (9'2")

Bedroom 1	3.80m (12'6") x 3.60m (11'10")
Bedroom 2	3.80m (12'6") x 3.70m (12'2")

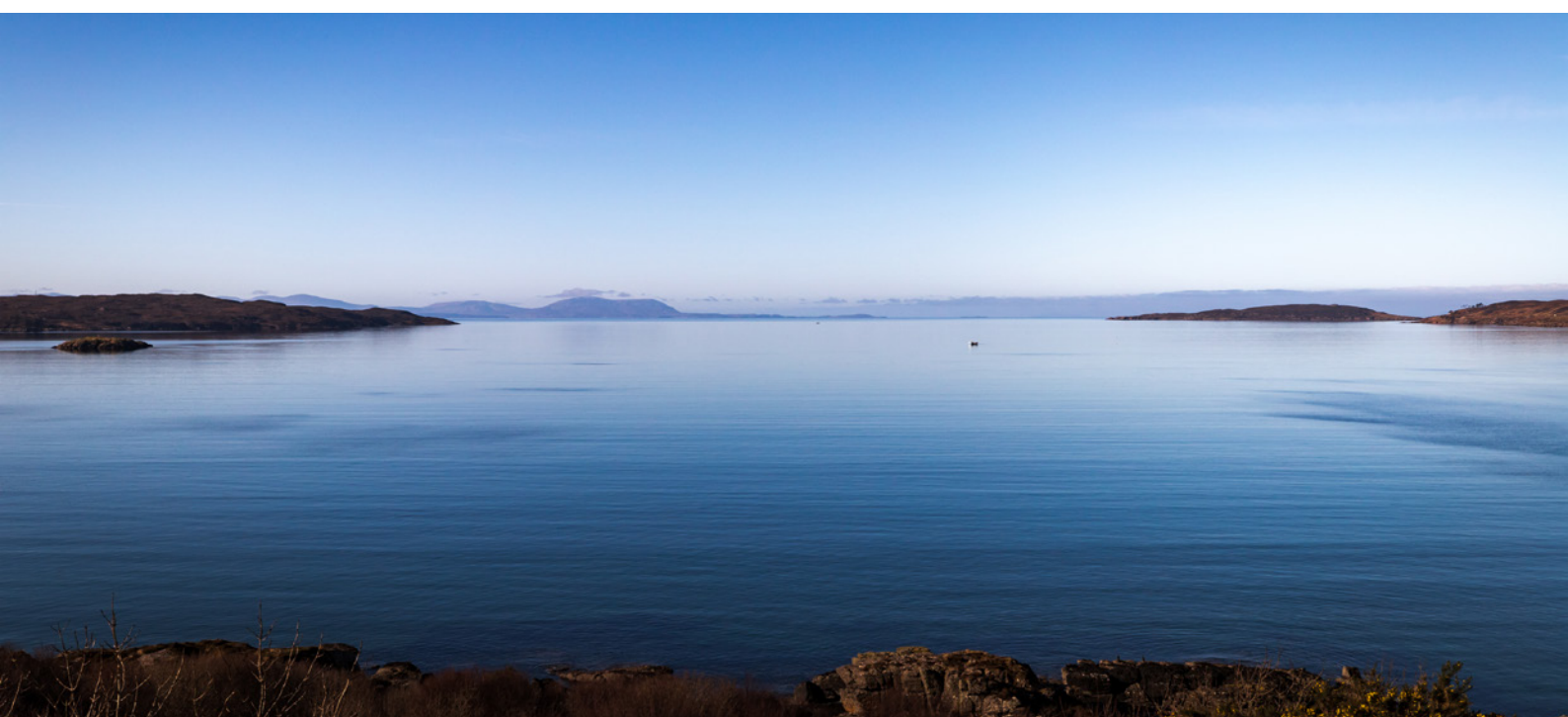
Gross internal floor area (m²): 77m²

EPC Rating: G



THE LOCATION

Big Sand is a small crofting village in the Highlands and is around 3 1/2 miles from the centre of Gairloch village. Big Sand as the name suggests is famous for its beach and it was named the Sunday Times Scottish Beach of the Year in 2022.





Gairloch has an abundance of local services including a GP practice and pharmacy, a general store, chandlery, gift shops, a fish shop, an outdoor shop, a farm and garden store, a newsagent, a hairdresser, a bank, a Post Office, filling station and an abundance of eateries including takeaway, cafes, and several hotels. There are both primary and secondary schools found in the village as well as the Toybox Children’s Centre supplying daycare for children from three months to twelve years old.

Not only do you have one of the UK’s best beaches on your doorstep but also within easy reach is a wealth of wildlife in and around the area with tours from Gairloch Pier which look out for porpoises, seals, whales, or sea birds. There are excellent local walks available, a gorgeous nine-hole golf course, and river and loch fishing and stalking can be arranged at certain times of the year. For the active, further outdoor pursuits are available locally including rock climbing, abseiling, orienteering, pony trekking and sailing. There is a swimming pool at Poolewe six miles north of Gairloch. Beinn Eighe nature reserve is some sixteen miles south. Inverness is seventy miles away and has all the facilities you would expect from a city including excellent transport links by rail and air, with daily flights to and from London Gatwick

The local area has made the most from the popular touring route, the North Coast 500 which has increased the profile of this wonderful region and attracts tourist from all over the world.




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