

5 MELLON UDRIGLE
WESTER ROSS



The Beach House





5 MELLON UDRIGLE WESTER ROSS

Gairloch 18 miles. Ullapool 45 miles. Inverness 75 miles.

Enchanting west coast properties in a unique setting with a beautiful sandy beach and stunning island views.

FOR SALE AS A WHOLE OR IN THREE LOTS

LOT 1

The Cottage

The accommodation comprises: Ground Floor - Entrance Porch. Entrance Hall. Sitting Room with wood burning stove. Open plan Dining Kitchen. Study/Office. Shower Room. Master Bedroom with en suite Bathroom. Sun Room. Laundry Room. Studio Annexe with decked Balcony.
First Floor: Galleried Landing. 2 Bedrooms.

LOT 2

Beach House

The accommodation comprises: Ground Floor - Open plan Sitting Room, Dining Room and Kitchen with wood burning stove. Utility Room. Family Bathroom. Master Bedroom with en suite Shower Room. Bedroom 2. Decked Balcony.
First Floor: Bedroom 3 with en suite Shower Room. Bedroom 4. Storage.

LOT 3

Building plot with detailed planning consent for a Hebridean Homes holiday house.

- Two charming properties and plot overlooking an exquisite beach and headland.
- Established and successful holiday letting business with potential to expand.
- Spectacular views over Gruinard Bay to the Summer Isles and mountains of Coigach and Assynt.

About 8.9 hectares (22 acres) in all extending to the mean low water springs

CKD Galbraith

Reay House

17 Old Edinburgh Road

Inverness

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01463 224343

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GENERAL

No 5 Mellon Udrigle is set in the small crofting community of Mellon Udrigle located on the western shore of Gruinard Bay at the end of a no through road. The property, which is in a unique and spectacular setting, comprises a traditional cottage, modern Hebridean Homes beach house and building plot with a beautiful sandy beach and spectacular views over Gruinard Bay to the Summer Isles and the mountains of Sutherland, Coigoch and Assynt.

The owners acquired the property in 2006 and since then have modernised the cottage and built the beach house which is now run as an extremely successful holiday let. There is further opportunity to expand the business by adding to the let properties with the building plot which has detailed planning consent for a second beach house, while the cottage itself offers extremely comfortable and well appointed accommodation.

The spectacular grounds at 5 Mellon Udrigle are set against a heather clad hill and extend from here across open grassland to the beautiful sandy beach which follows the sheltered coastline to a rocky headland. The coastal boundary reaches as far as the mean low water springs and total grounds extend to approx. 8.9 hectares (22 acres) in all while the land to the edge of the beach extends to 3.7 hectares (9.1 acres) in all. In this stunning and unique setting the ever-changing views are breathtaking and are complemented by sightings of dolphins, porpoises, otters, whales and basking sharks in the bay.

Just a few miles from Mellon Udrigle is the village of Laide with its petrol station and general store. Primary schooling is available in Aultbea and there is a secondary school at Gairloch, both villages offering a range of shops and facilities. Inverness, within two hours drive, has all the amenities of a modern city as well as an airport with regular flights to the south and Europe including a service to Schipol.

This area of Wester Ross is known for its beautiful coastline and dramatic scenery of hills and lochs. The region enjoys continued growth and prosperity and yet retains its unspoilt charm and sense of community. There is a wealth of opportunities available for the outdoor enthusiast including walking, hill climbing, sailing, windsurfing, bathing and sea fishing, while the peaceful countryside is home to a variety of wildlife.

DESCRIPTION

LOT 1 – THE COTTAGE

The charming cottage at 5 Mellon Udrigle offers comfortable and well appointed accommodation. Its traditional interior has been sensitively modernised and the studio annexe provides a wonderful setting for outside entertaining or a peaceful retreat from where to enjoy the stunning views.

The cottage is approached off the single track public road, a driveway over which the owners have a right of access leading to a driveway which forks and leads to a parking area in front of the cottage. A path leads to the front door opening to the:

Entrance Porch

With coombed ceiling, storage for boots and coats, and door to:

Entrance Hall

With timber linings to walls, understair cupboard, open staircase and door to:

Sitting Room

With timber lined ceiling, fireplace with timber surround, Morso wood burning stove, slate hearth and glazed door leading to the:

Sun Room

A triple aspect room with half glazed external door to paved area, clear corrugated roof panels, concrete floor, adjacent partially enclosed area for laundry with plumbing for washing machine and tumble drier.

Returning to entrance hall, a door leads to the:

Open Plan Kitchen

With fitted wall and floor units, timber worktop, central island unit, double bowl sink with drainer, electric range cooker, stainless steel extractor hood, integrated dishwasher, space for fridge freezer and open arch to:

Dining Room

A double aspect room with sloping ceiling, half glazed single door opening on to decked area and sheltered external eating area.

From the kitchen, a door leads to a passage with doors to:

Master Bedroom

With partly coombed timber lined ceiling, timber linings behind bedhead and to dado height.

Bathroom

With partly coombed ceiling, Velux timber lined roof light, bath with shower over and glass brick panel enclosure, wash hand basin mounted on a stand, WC and heated towel rail.

Returning to the kitchen, an open arch leads to partly enclosed:

Study

With sloping ceiling, storage area and door to:

Shower Room

With sloping ceiling, mosaic tiled shower cabinet with wall mounted shower, wash hand basin on stand and WC.





Returning to the entrance hall, an open staircase leads to galleried landing with coombed ceiling, Velux window, timber linings to wall and ceiling, concealed cupboard door to eaves storage and doors to:

Bedroom 2

With partly coombed ceiling, dormer window, timber linings to wall and ceiling.

Bedroom 3

With partly coombed ceiling, dormer window, timber linings to wall.

OUTBUILDINGS

Studio Annexe

A triple aspect, timber lined cabin with power, heating and fully glazed double doors opening on to a decked balcony and external seating area overlooking beach.

There is a stone bothy with corrugated roofing to the west of the property, currently used as a store and workshop and which, subject to the necessary consents, may have potential for conversion. There is a further stone and corrugated iron bothy within the grounds.

GROUNDS

The grounds at the cottage extend to approximately 19.9 acres extending to the mean low water springs. These comprise open grassland and extend to the coastline with its sandy beach and headland.

SERVICES

- Electricity - mains
- Water - mains
- Drainage - private
- Heating - night storage heaters and panel heaters
- Internet - broadband available

COUNCIL TAX

5 Mellon Udrigle falls into band C.

MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items are available by separate negotiation.

LOT 2 – THE BEACH HOUSE

The Beach House is a Hebridean Homes designed house in a stunning setting overlooking the sandy beach at Mellon Udrigle. The property has been built to a high standard where energy efficient features combine with a carefully planned interior to create an outstanding home. The focal point of the house is the open plan sitting room/dining room/kitchen with its underfloor heating, ideal for modern day family living and where the floor to ceiling windows give spectacular views. The house is heated through an exhaust air heat pump system which is complemented

by the wood burning stove and excellent levels of insulation, while the light and airy design takes advantage of the solar gain through efficient glazing.

The Beach House is subject to a planning regulation which restricts occupancy thus making the property ideal as a second home or holiday let. The house is currently let through the owners' own website and achieves high occupancy rates throughout the year with many repeat guests.

The Beach House is approached from the private driveway that leads through the grounds to a parking area at the side of the house. A decked entrance area leads to fully glazed patio doors opening to the:

Open plan Sitting Room, Dining Room and Kitchen

A double aspect room with full height cathedral ceiling over sitting area, raised multi fuel stove with stainless steel flue on slate hearth, oak timber flooring with underfloor heating, U-shaped kitchen area with floor and wall units, partly tiled walls, stainless steel sink with drainer, integrated dishwasher, integrated fridge freezer, ceramic hob, extractor hood, electric oven, dining area, staircase and half glazed door to:

Hall

With slate flooring with underfloor heating, Velux window, hanging rails for outdoor clothing, door to garden and sliding door to:

Utility Room

With slate flooring, floor units, laminated worktop, stainless steel sink, plumbing for washing machine, air source heat pump, underfloor heating manifolds.

From the dining area, a half glazed door opens to corridor with doors to:

Master Bedroom

With full height glazed door opening to the garden and doors to:

En Suite Shower Room

With slate flooring with underfloor heating, recessed tiled shower cabinet with mosaic tiled inset and wall mounted shower, wash hand basin with mosaic tiled splashback, WC and heated towel rail.

Bedroom 2

With full height glazed door opening to the garden.

Family Bathroom

With slate flooring with underfloor heating, bath, partly tiled walls, wash hand basin with mosaic tiled splashback, WC and heated towel rail.

Returning to dining area, a staircase leads to the first floor landing with storage cupboard with concertina door and doors to:



Bedroom 3

With partly coombed ceiling, Velux rooflight, eaves storage and door to:

En Suite Shower Room

With tiled shower cabinet with mosaic tiled inset and wall mounted shower, wash hand basin with mosaic tiled splashback, WC and heated towel rail.

Bedroom 4

Partially coombed ceiling, Velux rooflight, eaves storage.

GROUNDS

The grounds at The Beach House extend to approximately 1.27 acres and are laid mainly to rough grass. There is direct access from the house to the beach.

SERVICES

Electricity	- mains
Water	- mains
Drainage	- private
Heating/Hot water	- air source heat pump
Internet	- broadband available

MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items are available by separate negotiation.

LOT 3 – THE BUILDING PLOT

The building plot lies adjacent to the Beach House and has detailed planning consent for a Hebridean Homes house in the style of the Beach House. This detailed planning consent is subject to the same restrictions as the Beach House, thus offering the purchaser the opportunity to extend the existing holiday letting business or build for themselves a stunning second home with holiday let potential in a spectacular setting. Detailed planning consent was granted on 12th November 2007, Reference Number 07/00760/FULRC. Further information on this is available on request. Drainage will be to a septic tank and connections to water and electricity are to the edge of the site.

The building plot extends to approximately 0.8 acres and comprises rough open grassland with a burn along one boundary and there is direct access from the site to the beach.

EPC

The EPC for The Cottage is F.
The EPC for The Beach House is C.

DIRECTIONS

The postcode for the property is IV22 2NT. From Inverness take the A9 north. At the Tore roundabout take the A835 to Ullapool, turning left onto the A832

north road after Altguish following signs to Laide. Take a right turn in the centre of the village signposted Mellon Udrigle and continue along this road until reaching a sign to the Campsite just before a cluster of houses at the end of the road. Take the track through the campsite and after the second deer grid the entrance drive to 5 Mellon Udrigle is on the right.

MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items are available by separate negotiation.

VIEWING

Viewing is by prior appointment only through the Selling Agents, CKD Galbraith, Reay House, 17 Old Edinburgh Road, Inverness IV2 3HF. Telephone (01463) 224343. The person who may accompany you may however not be an employee of CKD Galbraith.

MORTGAGE FINANCE

CKD Galbraith has an alliance with independent mortgage brokers Springtide Capital Ltd, who through their excellent relationships with lenders and private banks can advise on the most suitable mortgage for your circumstances. For further information, contact Matthew Griffiths who is based in our Edinburgh office on 0131 240 6990.

IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice.
2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of the services and appliances.
3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.

4. CLOSING DATE

A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously.

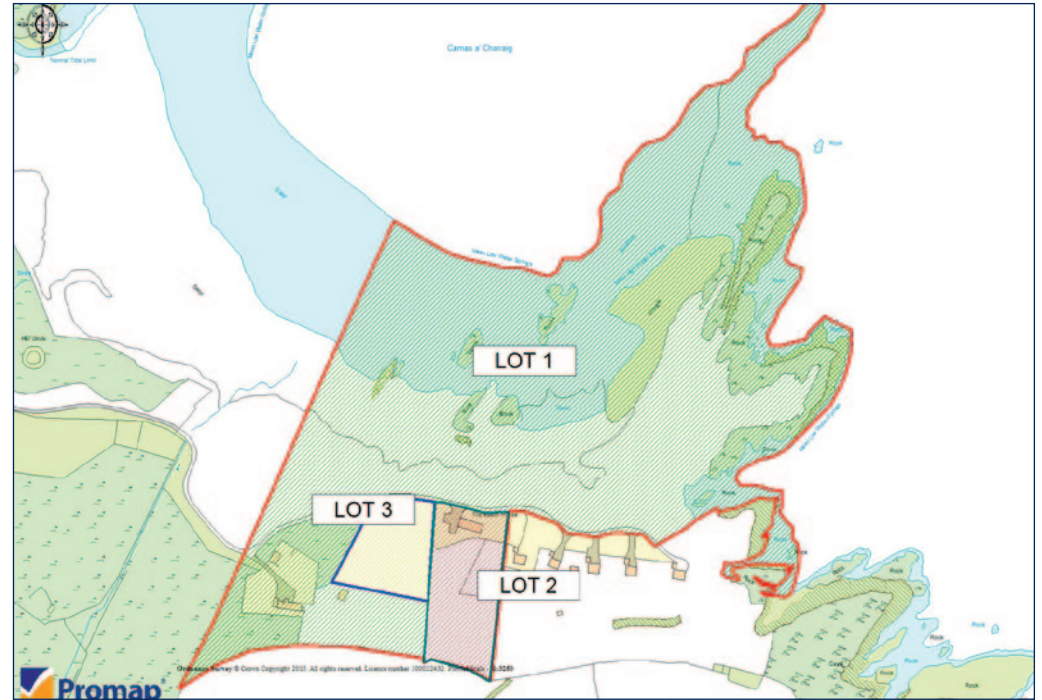
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

5. OFFERS

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith, Reay House, 17 Old Edinburgh Road, Inverness, IV2 3HF.

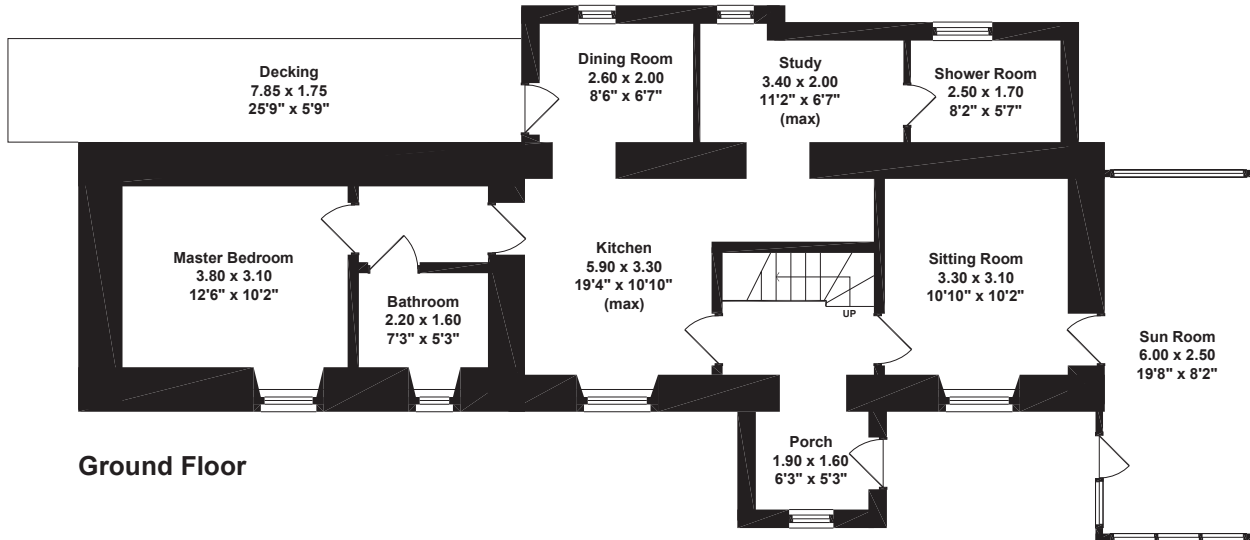
6. Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

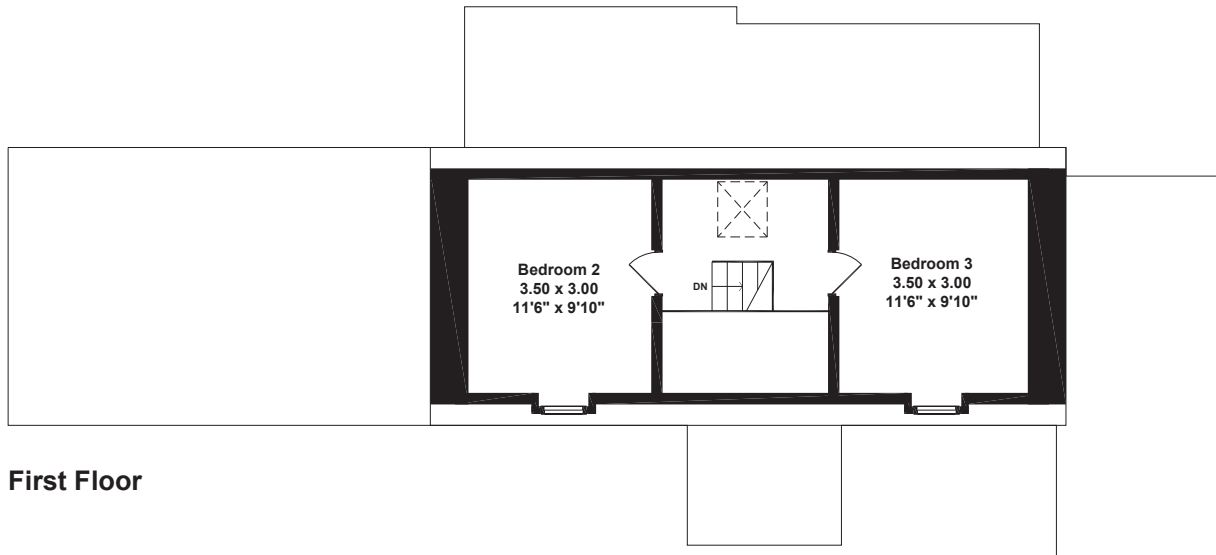


**5 Mellon Udrigle
Laide, Achnasheen, IV22 2NT**

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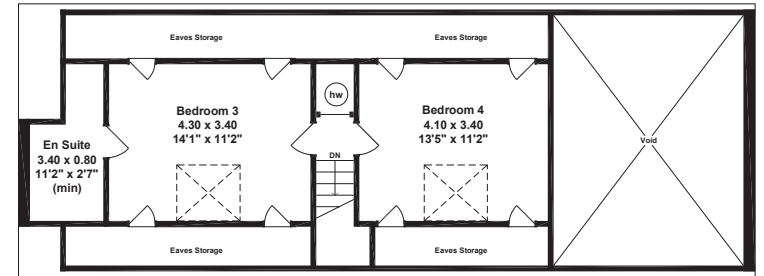
Ground Floor



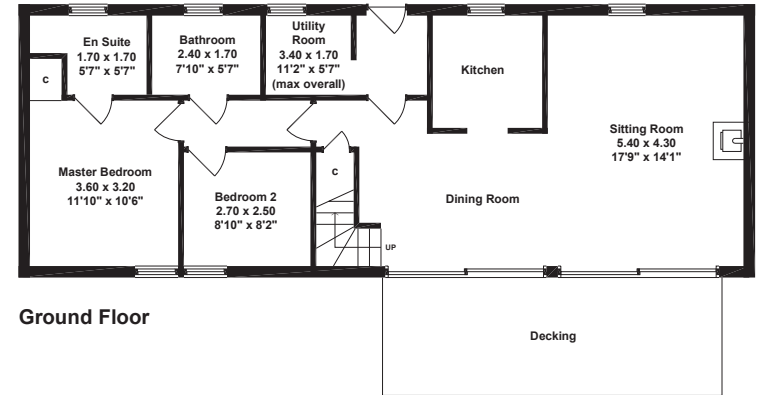
First Floor

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First Floor



Ground Floor



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