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# POOLEWE

## ACHNASHEEN

£91,799

### DON'T MISS OUT ON A RARE OPPORTUNITY!

Nestled on the outskirts of the charming village of Poolewe in the breathtaking Clifton area of Achnasheen, these 2 fully serviced building plots offer a rare opportunity to create your dream home in the heart of Scotland's stunning north west coast. Part of a delightful 7-property development, each plot spans approximately 1/3 of an acre, providing ample space for your envisioned home. The convenience of an access road already prepared, designated parking areas and 2 wheelie bin stores, along with all mains services readily available, ensures a smooth transition to building your dream abode.

Priced at offers over £91,799 (plot 5) and £135,000 (plot 1), the remaining 2 plots present an exceptional chance to secure your own slice of Scottish paradise. Seize this "once in a lifetime" opportunity to tailor your home to your exact desires and preferences. Don't let this opportunity slip away - contact Myfanwy Rowe on 07741 483 420 today to embark on the journey of turning your dream home into a reality.

### DESCRIPTION

Imagine waking up to panoramic views of Loch Ewe stretching towards the picturesque Aultbea and Mellon Charles peninsula, all while being embraced by the protective hills in the backdrop. The tranquillity and beauty of this idyllic setting are simply unparalleled.

The well placed and prepared sites are on the magnificent coastline road of the Peninsula on the outskirts of the village of Poolewe, and are sited with views over Loch Ewe, whilst enjoying the shelter from the Northwest. Across the sea loch is Inverewe Gardens and the village hall, which can be viewed from the location of the sites, as well as around the peninsula to Inverasdale and Cove.

Each plot (1 & 5 as per plan) measures approximately 0.14164 ha (0.35 of an acre) and are accessed via a shared access road, leading from the main Poolewe to Inverasdale road. Individual driveways will be the responsibility of the purchaser(s). An access road has been laid to tarmac, with all mains services brought in to the development for connecting up to each plot. There is also a 2 - 3 vehicle parking area, and 2 wheelie bin stores conveniently positioned for all the plots.

Outline planning consent has been granted (22/02466/RCC).

### LOCATION

Poolewe nestles at the foot of hills on the shores of Loch Ewe, within the magnificent scenery of Wester Ross. The village has a Post Office/general store, churches, a coffee shop, a hotel, village hall and an indoor swimming pool, all of which are within walking distance of the development. There are walks of all standards in the area, ranging from Munros to gentle strolls along beaches and rivers. Poolewe itself, as well as the whole peninsula and the surrounding area, is an ideal location for a varied range of pursuits, such as mountain climbs, and a wide choice of hills for rambling and walking; cycling, golf, bird-watching or just relaxing. There are well stocked trout lochs on the surrounding hills, and wonderful rocky and sandy bays for sea fishing - permits are for sale in the

local shops. Also of interest to sailing enthusiasts, the sheltered Loch Ewe (sea loch) offers excellent sailing conditions. The world famous Inverewe Gardens, where you can enjoy a wander, are only 5 minutes away, and the tea room at Inverasdale school where local home baking can be enjoyed, is only a few miles further on the coast road. Gairloch is 6 miles south where you will find more shops, restaurants, a heritage museum, garage, health centre, chemist, a golf course and churches. From the pier, fishing and whale watching trips can be arranged.

Nursery and primary schooling is available in the villages of Poolewe and Aultbea; and secondary schooling is available at Gairloch, with transport provided.

The Highland capital city of Inverness is approximately 75 miles distant and offers all city facilities which include links by road, rail and air to further destinations. There are also regular bus connections. Ullapool is approximately 55 miles distant.

### SERVICES

The plots have the benefit of all mains services (electric, water, drainage, telephone), with only connection into each plot/property required by the purchaser(s).

### PLANNING CONSENT

Planning in principle has been approved (Highland Council Planning 13/04277/FUL).

### VIEWING

The sites are available to be viewed by appointment with Myfanwy Rowe

### ASKING PRICE

The asking price for the plots are offers over £91,799 for plot 5 and £135,000 for plot 1





To view this property call **AMAZING RESULTS!**™ on 01445 731533



Myfanwy Ann Rowe

Professional Estate Agent

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