



12 COAST POOLEWE | OFFERS OVER £350,000

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I2 COAST

POOLEWE

£350,000

Nestled in the picturesque village of Inverdale, Ross-shire, "Tha'n Criedhe Seo" at I2 Coast is a charming detached house that promises a tranquil lifestyle in a stunning coastal and rural setting.

Boasting 4 bedrooms, or 3 with an office, this spacious family home offers flexible accommodation that is perfect for those seeking comfort and space. The property features uPVC double glazing and oil central heating, ensuring this home is kept warm and cosy all year round. The heart of the home is the well-equipped breakfasting kitchen, which comes with ample storage space, built-in oven, gas hobs, and a dishwasher, making it a delight for any aspiring chef. Additionally, the convenient utility room houses essential appliances and a large storage cupboard. The spacious lounge / dining area is flooded with natural light from the expansive windows and patio door that showcase breathtaking sea loch and mountain views. Upstairs, you'll discover 2 spacious double bedrooms, 2 single rooms and abundant cupboard space for storage.

The property is surrounded by croft land, offering a true taste of rural living, with sea and mountain views; while the charming garden provides ample outdoor space for families to enjoy. If you're dreaming of a peaceful life in a beautiful countryside setting, "Tha'n Criedhe Seo" is the perfect place to call home.

DESCRIPTION

"Tha'n Criedhe Seo", I2 Coast is a large family home offering flexible accommodation within a very desirable coastal and rural setting. The spacious accommodation is entered via a glazed uPVC framed door into the entrance vestibule, which leads into the entrance hall via a glazed wood framed door.

The large, walnut floored lounge / dining area gains maximum benefit from the large windows and patio door letting in abundant daylight, making the most of the enviable sea loch and mountain views. The breakfasting kitchen is well equipped with ample floor and wall units, built-in oven, gas hobs and dishwasher and benefits from tiled flooring. The utility room houses the washing machine, dryer and boiler, and benefits from a handy storage cupboard. The main bathroom is located downstairs as well as 2 bedrooms (one en-suite). Upstairs you will find 2 double bedrooms, as well as 2 single rooms, or office and study. There is ample storage space comprising cupboards into the eaves, and a linen cupboard on the landing.

All in all, this property provides spacious accommodation and plenty outside space for families.

Contact your local Estate Agent, Myfanwy Rowe, to schedule a viewing and experience the charm of this property first hand.

Council Tax Band : E
EPC : C

LOCATION

The community itself exudes warmth, with the former village school, which boasts a character that is both historic and inviting, having been thoughtfully converted into a community centre featuring exhibition rooms and a quaint tea room serving delectable home-baked treats prepared by friendly locals.

Convenience meets charm in the nearby village of Poolewe, where you'll find a well-stocked village shop, Post Office, coffee shop, hotel, churches, village hall, and even an indoor swimming pool. Not to mention the renowned Inverewe Gardens, a must-visit destination for leisurely strolls and nature enthusiasts.

For families, primary schooling is easily accessible in Poolewe and Aultbea; while Gairloch offers both primary and secondary education along with essential amenities like a health centre, chemist, shops, restaurants, and garage. Outdoor enthusiasts will revel in the abundance of activities available, from challenging mountain climbs to leisurely beach walks, golfing, cycling, fishing, and bird-watching.

The location's proximity to Inverness and Ullapool ensures easy access to city amenities and transportation links, making this property an ideal retreat without sacrificing modern conveniences.

Whether you're drawn to the tranquil waters of Loch Ewe for sailing or prefer exploring the diverse landscapes on foot, Inverdale promises a lifestyle rich in natural beauty and recreational opportunities. Don't miss the chance to make this peninsula your own and experience the best of West Coast living.

GARDEN

The property benefits from "wrap around" garden grounds which are mainly laid to a combination of driveway, trees, gravel and shrubs, with charming stone wall feature and brick raised beds. There is a patio with table and benches for picnics or a barbecue, or simply relaxing while taking in the unspoilt view. There is also a timber garden shed within the grounds and a handy potting shed.

SERVICES

In order to download the home report please click on "find a home report" and type in the postcode IV22 2LR. Click on "Request a Copy" and complete the form. An email will be sent to you immediately with a link to the home report.

HOME REPORT

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VIEWING

Viewing by appointment, please call your LOCAL Ross-shire Estate Agent Myfanwy Rowe to see this home today. To view additional Photographs, Floor Plans, Property Tours and Social Media content for this home or to arrange a viewing online and find many more Homes available 'For Sale', please visit the AMAZING RESULTS!™ website now.

DIRECTIONS

From Gairloch - after entering Poolewe turn left for "Inverdale and Cove", passing the village shop / post office on the right. Continue on this road for 5 miles when you turn right and follow the "lower" road until you reach Tha'n Criedhe Seo at the end of the road. From Laide - after entering Poolewe turn right for "Inverdale and Cove".

ASKING PRICE

This home is available for offers over £350,000

HOW MUCH IS YOUR HOME WORTH?

Find out today what your home is really worth! Get a free property valuation with Myfanwy Rowe, your local Ross-shire Estate Agent 6 days a week 8am-8pm on 01445 73 1533 | 07741 483 420 or book a free valuation online.

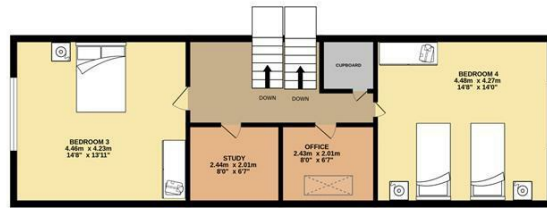
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GROUND FLOOR



1ST FLOOR



DETACHED 4 BEDROOM HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
72	79	66	73
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC

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



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