



Laid, Clashnessie, Lochinver, Sutherland

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**STRUTT  
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# Laid Clashnessie Lochinver Lairg, Sutherland IV27 4JF

An idyllic working croft enjoying picturesque coastal views across Clashnessie Bay to the spectacular Sutherland hills of Quinag, Ben Stack, Arkle and Foinaven.

Lochinver 8.9 miles, Ullapool 43.2 miles, Lairg Station 54 miles, Inverness 99.4 miles, Inverness Airport 106 miles (mileages are approximate).

**Leathad an Alltain:** Open-plan Sitting area/ Kitchen/Diner | Study | Bedroom 2 | Bathroom Utility | Larder | Balcony | Sitting room | Plant room | Principal bedroom | Shower room

**The Old Croft House:** Porch | Open-plan Sitting area/Kitchen/Dining area | Utility | Mezzanine Principal bedroom with en suite shower room Bathroom | Bedroom 2

**The Byre:** Open-plan Kitchen/Sitting room Shower room | Bedroom | Garage/Plant room Tool Shed

EPC Ratings:  
Leathad an Alltain - C  
The Old Croft House - C  
The Byre - D

## The property

Laid is the collective name for this impressive working croft located in a stunning part of the North West Highlands of Scotland renowned for its rugged coastline, mountains and sea views. Occupying an unspoilt and secluded position, the croft includes 3 properties and approximately 30 acres.

The current owners have been magnificent custodians of Laid and have owned the croft for the last 20 years. Over that period, they have carried out a significant number of improvements and sympathetic renovations.

The main house, known as Leathad an Alltain, was built in 2013 and has a 33 ft. sociable open plan sitting area and kitchen/diner, with multiple bright aspects of the dramatic surroundings and a bespoke spiral staircase with glass balustrade. The kitchen features a wide range of fitted wall and base cabinetry, storage, complete with dual sinks, double ovens and a range with 5-burner hob. The utility room with larder opens into the central hallway, which leads to a study, a bathroom with separate bathtub and walk-in shower and an adjacent bedroom with a sliding fitted wardrobe.

On the first floor is the expansive sitting room with its elevated aspects, wealth of natural light, freestanding log-burning stove and double doors flowing to the balcony with commanding mountain views. Completing the floor is the principal bedroom suite and shower room.

The Old Croft House has been renovated to an impressive specification and is adjacent to the main house. The porch leads to a characterful open-plan living area with feature fireplaces to either end, an in-keeping and well-appointed kitchen, mezzanine, a utility and WC. Two well-proportioned bedrooms and a bathroom occupy the first floor, with the principal benefiting from an en suite shower room. There is underfloor heating downstairs.

The Byre is a traditional single storey stone cottage complete with a shower room, natural stone flooring, window seats and an open-plan kitchen/sitting room with a feature fireplace. There is underfloor heating throughout. Attached is a garage/plant room and tool shed.





## Outside

The property sits within a generous elevated plot of approximately 30 acres, benefiting from uninterrupted coastal views. There is ample parking via a sweeping driveway leading to a large, gravelled forecourt. There is also a variety of useful outbuildings including a large shed, workshop and polytunnel.

## Croftland

Laid Croft is owned by the vendors and is a working croft and prospective purchasers should familiarise themselves with crofting tenure. Tenanted shares in the common grazings may be available dependent upon Crofting Commission approval. Additional crofting information is available from the Crofting Commission ([www.croftingscotland.gov.uk](http://www.croftingscotland.gov.uk))

## Situation

The crofting township of Clashnessie is situated on the scenic Stoer Peninsula, with its sandy beaches and dramatic mountain landscapes, with ample outdoor pursuits on offer and easy access to the NC500. There is a primary school at nearby Lochinver, with secondary schooling and a wide range of additional facilities found in Ullapool, including a supermarket, bank, restaurants and retail outlets.

The main business and commercial centre of Inverness in the Highlands provides an extensive array of shopping, leisure and recreational amenities and an international Airport, with convenient road links via the A837, A835 and A9 and rail links from Lairg.





Leathad an Alltain downstairs



Leathad an Alltain downstairs



Leathad an Alltain downstairs



Leathad an Alltain downstairs



Leathan An Alltain upstairs



Leathan An Alltain upstairs



Leathan An Alltain upstairs



Leathan An Alltain upstairs



The Old Croft House



The Old Croft House



The Old Croft House



The Old Croft House



The Byre



The Byre

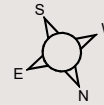


The Byre



The Byre

Leathad an Alltain internal area 1,508 sq ft (140 sq m)  
 Balcony external area 103 sq ft (10 sq m)  
 The Old Croft House internal area 939 sq ft (87 sq m)  
 The Byre internal area 519 sq ft (48 sq m)  
 Garage/Plant room internal area 193 sq ft (18 sq m)  
 Tool Shed internal area 258 sq ft (24 sq m)  
 Shed internal area 1,152 sq ft (107 sq m)  
 Total internal area 4,569 sq ft (425 sq m)  
 For identification purposes only



The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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## Directions

What3words - ///estimated.schooling.plums  
 From Inverness: Head north over the Kessock Bridge on the A9 to Tore roundabout. Take the 2nd exit A835 towards Dingwall and Ullapool. At the next roundabout take the 2nd exit to Ullapool. Stay on the A835 north to Ledmore junction. Take a left on the A837 to just before Lochinver then right on the B869 to Clashnessie. Take a left just after Clashnessie sign to the end of the road at the turning point and then left through the gate up the track to the property.

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

**Services:** Mains electricity, private water, private drainage via septic tank (SEPA registered).

### Heating:

Leathad an Alltain: Mechanical Ventilation with Heat Recovery.

The Old Croft House: Air source heat pump.

The Byre: Ground source heat pump.

**Council Tax (Leathad an Alltain):** Band D

**The Old Croft House & The Byre:** Small business rates relief.

**Fixtures and Fittings:** Fitted floor coverings and integrated kitchen appliances will be included in the sale.

**Tenure:** Freehold

**Guide Price: Offers Over £800,000**

## Inverness

Castle House, Inverness, IV2 6AA

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