



Hazelbrae, Lochcarron, Strathcarron

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**STRUTT  
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BNP PARIBAS GROUP 

# Hazelbrae Lochcarron, Strathcarron, Ross-shire IV54 8YH

A highly attractive, extended detached family home in a wonderful setting on the edge of Loch Carron

Strathcarron Station 5.5 miles, Plockton 19.8 miles, Inverness 64.6 miles, Inverness Airport 70 miles

Porch | Sitting room | Office/4th Bedroom  
Family room | Kitchen | Utility | Principal bedroom with WC | 2 Further bedrooms | Family bathroom | Garden | EPC rating E

## The property

Hazelbrae is a well-appointed desirable home full of light and offering great flexibility, extending to more than 1,500 sq. ft of versatile accommodation arranged over two floors.

All of the ground floor rooms enjoy multiple bright aspects, with the porch opening into the spacious sitting room with its feature Baxi fireplace and turned stairway rising to the first floor. Alongside is a peaceful office, ideal for those working from home or could be a 4th bedroom if required. The accommodation flows further into a kitchen with far-reaching views and a range of wall and base cabinetry and worksurfaces with various integrated appliances. From here is a secondary hallway, with a fitted store cupboard and a staircase rising to the first-floor family room. Completing the floor is a well-appointed family bathroom with a separate inset bathtub and walk-in shower and a useful utility room with additional cabinetry and space for appliances.

On the first floor, the 23 ft. vaulted family room with its skylights and striking window panel enjoys far-reaching views and offers a

comfortable space in which to entertain and relax. Completing the floor are three well-proportioned and peaceful bedrooms with various aspects of the Loch, one of which enjoys the benefit of an en suite WC.

## Outside

Dramatic Highland landscapes encircle the property, with a wealth of mature woodland and views from the top of the garden across to the Loch and hillsides beyond. A gravelled pathway meanders through the decorative front garden with various colourful herbaceous plants and lawns wrapping around the home. There is a covered rear terrace and ample private spaces and seating areas from which to sit and enjoy the scenic surroundings. In addition there is also a very useful garden shed, with electricity for storage of garden equipment, bikes and such like. The plot extends to approx. 0.46 acres.

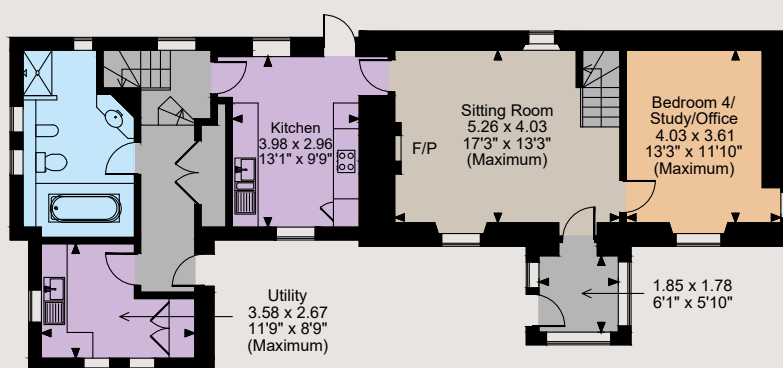
## Location

Picturesque Lochcarron village offers a wealth of hiking, climbing and sailing opportunities, a 9 hole golf course and offers various local amenities including a store, primary school, eateries, doctor's surgery, garage and hotels. Nearby Plockton offers a range of additional facilities, whilst the thriving Highland capital of Inverness provides extensive cultural and recreational services and transport connections further afield. Inverness Airport provides daily flights to London and a range of domestic and international destinations, with rail links available at Strathcarron and road connections via the A87 and West Coast 500.

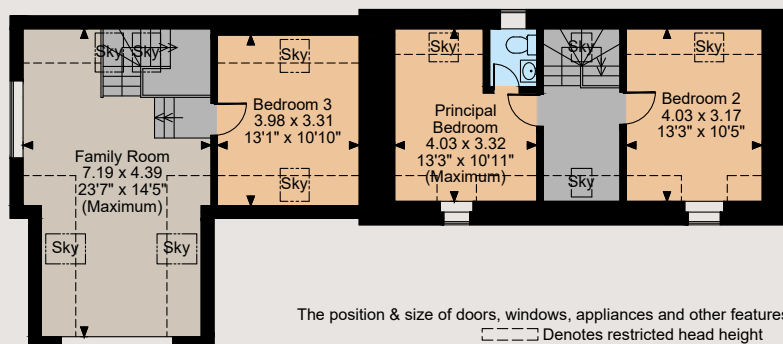




Floorplans  
House internal area 1,502 sq ft (140 sq m)  
For identification purposes only.

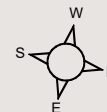


Ground Floor



First Floor

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

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From Inverness, take the A9 to the A385, A382 and continue on to the A890 at Achnasheen. Follow this road for 18 miles, proceeding onto the A896 for a further 3.2 miles and turning left onto Church Street. After 1.3 miles, the property will be found on the right.

## General

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

**Services:** Mains electricity, water and drainage, oil-fired central heating.

**Council Tax:** Band D

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

**Tenure:** Freehold

**Guide Price:** Offers Over £335,000

## Inverness

Castle House, Fairways Business Park, IV2 6AA

**01463 719171**

[inverness@struttandparker.com](mailto:inverness@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)



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