

This detached traditional stone built cottage is situated in a tranquil setting near Tomich, a small village in the region of Strathglass which forms the gateway to the renowned wilderness of Glen Affric which is often considered to be one of the most beautiful glens in Scotland. The area is mountainous, forms part of an ancient Caledonian Forest and is rich in wildlife. The cottage is located approx. 20 miles to the west of the thriving village of Beaully and approx. 30 miles from the Highland Capital, Inverness which has a full range of entertainment venues & shops and it is also an easy commute.

This charming traditional cottage was built around 1900 with a bathroom extension added later. Set in a large garden which extends to approx. 0.8 acre which has a garage, large shed/workshop, a stone outbuilding and a bird coop making this the epitome of country living. With its stunning location this cottage would also provide a wonderful rural holiday retreat. The house is in an idyllic setting and is perfect for those who appreciate the outdoors and all that this stunning area has to offer.

Directions from Inverness: Drive along the A862 towards Beaully then just after crossing the bridge take the left turn on to the A831 and keep on this road until you get to Cannich, go over the bridge and continue straight ahead. Just after the Fasnakyle Power Station take the left fork and follow the sign for Tomich then take the next right also signposted Tomich, continue along this single track road for approx. 1½ miles, on the left you will see a clearing with a row of bins, turn sharp left and take the central track, go along the length of this track and it will take you directly to the house.

What3Words app enter: [///held.magical.paler](https://www.what3words.com/hold-magical-paler)

Services: Mains electricity and water

Drainage is to a private septic tank

Council Tax— B

A Home Report is available at www.OneSurvey.org

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

HSPC Out of Hours Call 01463 231173

Monday to Friday 7am to 9am and 5pm to 11pm.

Saturday and Sunday 8am to 11pm

Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@highlandhomes.co.uk.

Floor coverings, curtains, blinds and kitchen appliances are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.



HIGHLAND HOMES

Mansefield House, 7 High Street
Dingwall, Ross-shire, IV15 9HJ

Tel: 01349 865125 (Property)
Tel: 01349 862214 (Main)

Email: property@highlandhomes.co.uk
Web: highlandhomes.co.uk



HIGHLAND HOMES
by Middleton Ross

FOR SALE



Lillieoak, Tomich, Cannich, Beaully, IV4 7LY

Offers Over £210,000

- Detached Stone Cottage
- Hall
- Lounge
- Kitchen Area
- Dining Area/Sitting Room
- Large Landing
- Two Bedrooms
- Ground Floor Bathroom
- Electric Night Storage Heaters
- Wood Burning Stove
- Double Glazing
- Large Garden Surrounding House
- Large Garage & Driveway
- Stone Woodshed
- Workshop
- Chicken Coop
- EPC Rating Band F

01349 865125
highlandhomes.co.uk

REF 20
HSPC 61844



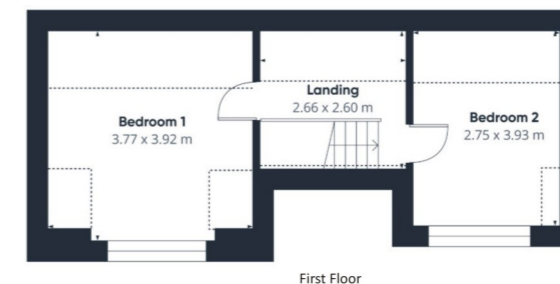
rightmove
Zoopla
Smarter property search
PrimeLocation.com



Lillieoak, Tomich, Cannich, Beaully, IV4 7LY

Offers Over £210,000

Traditional stone built cottage surrounded by a large garden with several outbuildings. Situated in the beautiful Highland region of Strathglass.



Approximate
Floor Area
80m²