

Detached 1½ Storey house situated in an elevated position in a stunning rural location in the hamlet of Letters which overlooks Lochbroom with Beinn Dearg and the surrounding hillsides across the Loch. The house is 10 miles from the popular fishing village of Ullapool 40 miles from Dingwall and 53 miles from the Highland capital, Inverness. Schooling for Primary and Secondary pupils is available in Ullapool for which transport is provided. A range of facilities are available in Ullapool including a national supermarket, shops, cafes, bars and restaurants wider facilities can be found in Dingwall or Inverness, the house is within commuting distance of both. The area around Letters offers a range of outdoor activities, The Ben Wyvis National Nature Reserve is a short distance away which is ideal for hillwalkers and climbers.

Honeysuckle Cottage is a traditional stone built 1½ storey cottage under a slate roof with a kitchen and bedroom extension added some years later. The property is now in need of complete renovation and has a great deal of potential with the required planning consent to link to the existing outbuildings which would take full advantage of the stunning vista to the north east of the house. There is a large garden which extends to approx. 1 acre and which has several outbuildings. On completion of the renovation work, this property would provide an idyllic family home or a stunning holiday let.

Directions: From Dingwall, follow the A835 towards Ullapool for approx. 37 miles then turn left at the sign-post for Letters then first right. Continue for 2½ miles, the cottage is on the left just past the post box.

**What3Words location** //washboard.tilting.trader

**NB. There is Japanese Knotweed present on the eastern side of the property**

Services: Mains electricity and water.

Drainage is to a private septic tank.

Council Tax— C

To arrange a viewing call Middleton Ross on 01349 865125

HSPC Out of Hours 01463 231173

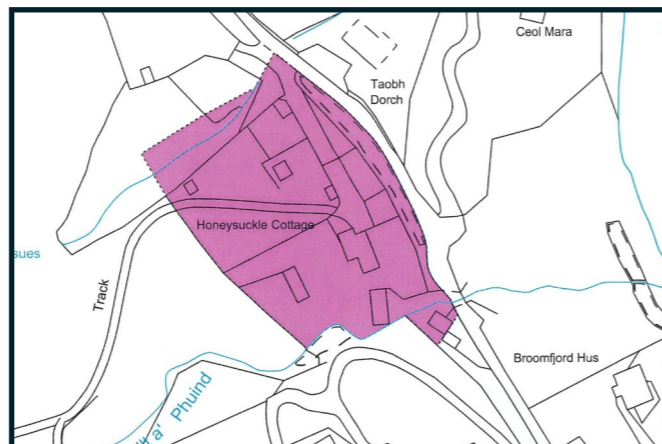
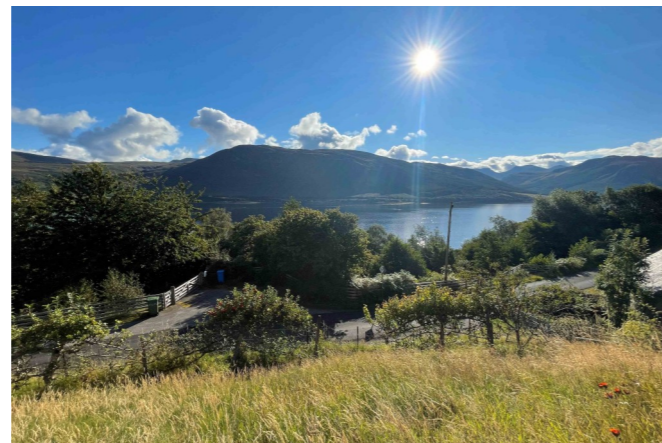
Monday to Friday 8am - 9am & 5pm - 11pm

Saturday 8am - 11pm & Sunday 8am - 11pm

or Email: [property@middletonross.co.uk](mailto: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@middletonross.co.uk](mailto:property@middletonross.co.uk).

Carpets, 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.



# FOR SALE



Honeysuckle Cottage, Letters, Lochbroom, IV23 2SD

Offers Over £160,000

- Detached House
- Front Porch
- Entrance Hall
- Lounge
- Lounge/Dining Room
- Kitchen
- Side Vestibule
- Three Bedrooms (One on Ground Floor)
- Box Room
- Bathroom and WC
- Double Glazing
- Oil Fired Central Heating and Open Fires
- Large Garden Extending to approx. 1 Acre
- Stunning Views of Lochbroom and Mountains Beyond
- Garage and Driveway
- Close Proximity to the NC500
- Several Outbuildings Ripe for Development
- Renovation Project with Massive Potential
- EPC Rating G



01349 865125  
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REF 29  
HSPC 61355

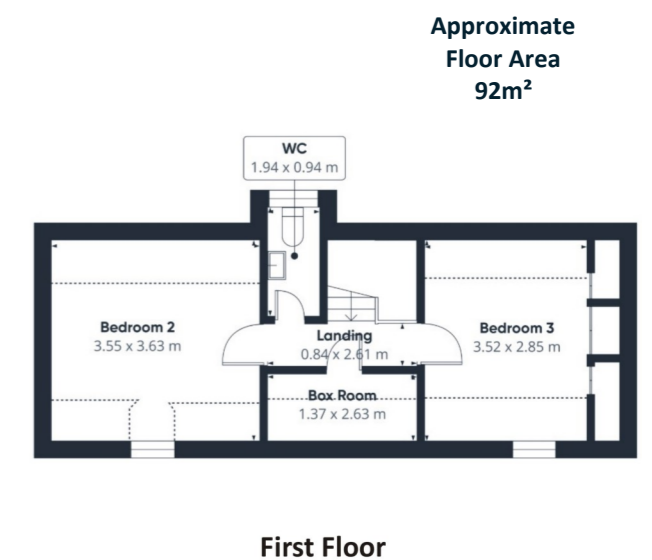
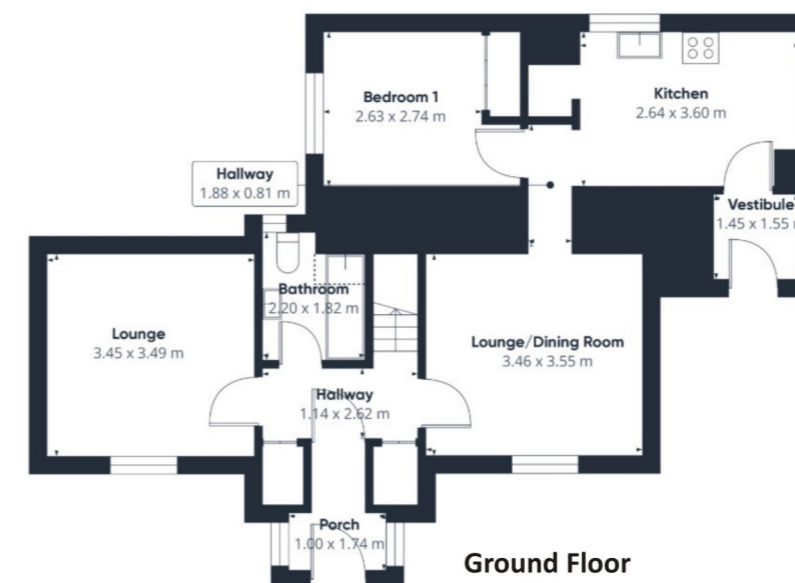




Honeysuckle Cottage, Letters, Lochbroom, IV23 2SD

Offers Over £160,000

Detached house with a great deal of potential situated in a stunning rural location overlooking Lochbroom and the mountains beyond.



Approximate  
Floor Area  
92m<sup>2</sup>