

Sherbrooke is in the centre of the picturesque village of Lochcarron. The house is within walking distance of the local facilities which include shops, hotels, medical facilities, garages, cafes and the local primary school. Older children attend Plockton High School for which transport is provided. The village is situated in an area of spectacular scenic beauty and is an ideal location for those who enjoy a wide range of outdoor pursuits which are available in Wester Ross including hill walking, sailing and fishing. There is also a nine hole golf course at the Eastern edge of the village and the area has a strong community spirit. Inverness is 65 miles away and Dingwall is approximately 40 miles distant, both providing a full range of shopping and leisure facilities. The famous Inverness to Kyle railway line has a station at nearby Strathcarron.

This spacious house is situated in a stunning elevated position above the shore of Lochcarron with views to the loch and the hills beyond. The original property was built around 1900 and is of a traditional stone construction under a slate roof with extensions added in the 1960's. The House has electric storage heating a wood burning stove and an open fire. The double glazing was installed around six years ago. This house requires upgrading but with its wonderful lochside location on the NC500, the property would provide an ideal family home or holiday let.

Directions: From the east: Follow the A835 and take the left turn after Garve on to the A832 to Achnasheen then turn left on to the A890 continue for approx. 22 miles. On entering the village turn right before the Lochcarron Garage, the house is on the left opposite a red shed.

What3words enter: [///wizards.fabric.buckets](https://www.wizards.fabric.buckets)

Services: Mains electricity, water and drainage.

Electric heating, open fire and a wood burning stove.

Council Tax band D

A Home Report is available at [www.OneSurvey.org](http://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 8am - 9am and

5pm - 11pm. Saturday 8am - 11pm & Sunday 8am - 11pm

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 price. The mention of appliances and services does not imply that they are in full and efficient working order.



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# FOR SALE



Sherbrooke, Croft Road, Lochcarron, Ross-shire, IV54 8YA

Offers Over £200,000

- Detached Bungalow
- Porch
- Front Entrance Hall
- Two Large Reception Rooms
- Kitchen
- Sunroom
- Three Bedrooms
- Side Entrance Hall with Storage
- Bathroom

- Wood Burning Stove
- Open Fireplace
- Electric Storage Heating
- Double Glazing
- Garden Surrounding House
- Off Road Parking
- Large Outbuilding
- Beautiful Views of the Loch and Hillsides
- Situated on the North Coast 500
- EPC Rating G



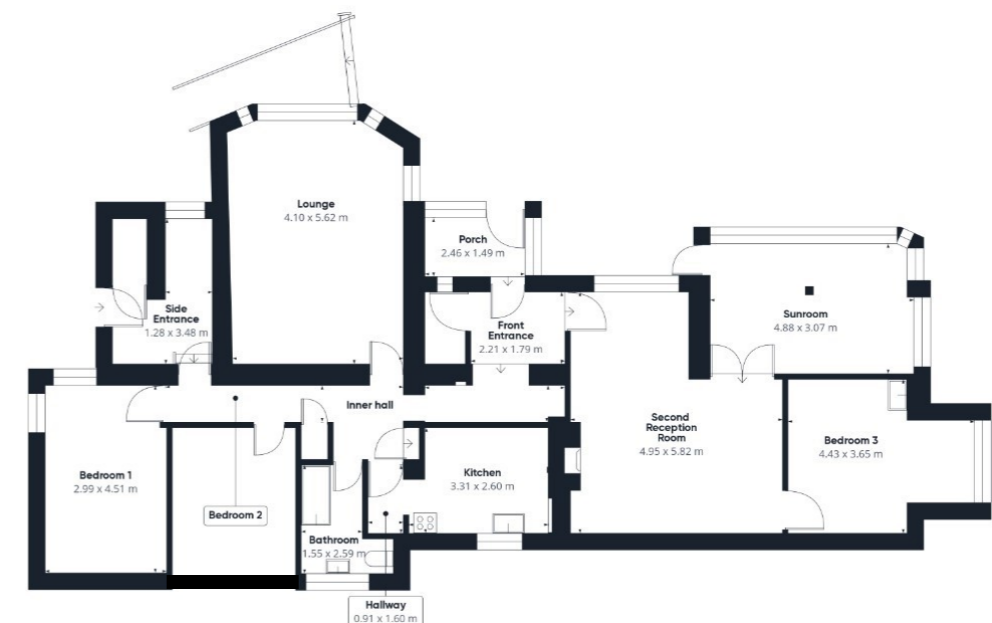




Sherbrooke, Croft Road, Lochcarron, Ross-shire, IV54 8YA

Offers Over £200,000

Detached bungalow situated in an elevated position on the shore of Lochcarron with wonderful views.



Approximate  
Floor Area  
141m<sup>2</sup>