



BROWNHILL HOUSE ANNAT, TORRIDON IV22 2EU



Detached 4 Bedroom Property with Loch and Mountain Views

- » LARGE SUN LOUNGE
- » SITTING ROOM
- » KITCHEN / DINING ROOM
- » PORCH / UTILITY ROOM
- » HALL
- » 4 LARGE BEDROOMS
(2 EN-SUITE)
- » BATHROOM
- » OIL CENTRAL HEATING
- » DOUBLE GLAZING
- » LARGE DOUBLE GARAGE /
WORKSHOP
- » GARDEN

OFFERS OVER £265,000

YORK HOUSE
20 CHURCH STREET
INVERNESS

TELEPHONE
01463 253911

www.propertyinverness.com



HSPC Ref: AN 01 - 41086



DESCRIPTION

In good order throughout, this detached villa offers spacious and flexible accommodation, with potential for bed and breakfast. The large sun lounge set to the side of the property, appreciates a superb aspect across countryside to upper Loch Torridon and beyond to the Applecross peninsula with a glimpse of the Isle of Skye. The well fitted kitchen offers ample room for table and chairs with opening to the sitting room. All bedrooms are a good size with two especially large (one with potential to be separated into 2 rooms) with en-suite facilities. Benefiting from oil central heating and double glazing, viewing is highly recommended to fully appreciate the situation and views this property has to offer.

LOCATION

Set in the picturesque hamlet of Annat in the Torridon area of Wester Ross. The Torridon Inn is a short drive away (walkable) with restaurant and bar with Torridon Stores and Café as well as primary school, community hall and doctor's surgery less than a mile away. The area is ideal for those enjoying the outdoors with a multitude of hills and mountains nearby including Beinn Damh, Liathach and Beinn Alligin for the budding hill walker/climber with many attractive walks available for those wanting less of a challenge. With river and sea fishing close by, kayaking, 9 hole golf course at Lochcarron, pony trekking and clay pigeon shooting all available in the local area, and there is something for everyone with bird watching and wildlife spotting for those less energetic. Kinlochewe is some 10 miles distant and Inverness, The Highland capital is some 60 miles away.

DIRECTIONS

From Inverness take the A9 road north to the Tore roundabout where you take the second exit on to the A835. At the next roundabout, continue on the A835 road heading for Ullapool. Continue through the village of Contin and after passing through Garve take the turn off to the left sign posted for Gairloch (A832). Follow this road until you reach Achnasheen and pass through the village. At the roundabout take the 2nd exit sign posted for Gairloch (A832). Follow this road into Kinlochewe and take the left hand turn sign-posted Torridon. Follow this road for approximately 10 miles passing the Torridon Countryside Centre (green timber building on the right) and Brownhill House is around 0.5mile further along on the right hand side (cross the bridge over the river and the road veers round to the right - Brownhill is the first house on the right directly after the bridge and will be clearly sign posted).

ACCOMMODATION

SUN LOUNGE 7.76m x 3.28m (25'6" x 10'9")

Double glass panelled door opens from the side to the large sun lounge. Partial ceramic floor tiling with the remainder to carpet. Windows on three sides look over the garden and beyond to countryside and Upper Loch Torridon to the Applecross peninsula beyond. Three pendant ceiling lights. Television aerial point. Glass panelled door to the kitchen.

KITCHEN / DINING ROOM 5.98m x 3.81m (19'7" x 12'6") at longest & widest

Set to the rear of the property with windows appreciating an outlook across to Beinn na h-Eaglaise. Fitted with a good range of wood fronted base units incorporating slot-in electric cooker and Rayburn range. Under counter fridge. Ceramic floor tiling. Stainless steel sink with drainer. Tiled to the back of the electric cooker. Fluorescent strip light and pendant ceiling light. Telephone point. Doors to two shelved cupboards. Door to under-stair storage cupboard. Glass fronted display units. Opening to the sitting room. Door to ground floor bedroom. Ample room for dining.



SITTING ROOM 3.90m x 2.94m (12'10" x 9'8")

Set to the front of the property, this is a cosy room with window overlooking the garden to trees and river beyond. Pendant ceiling light. Carpet. Telephone point. Two radiators. Door to hall.



HALL 2.98m x 2.76m (9'9" x 9'1")
at longest & widest

Wood panelling to the walls. Carpet. Radiator. Pendant ceiling light. Smoke detector. Door with glazed panel to the front porch/utility room. Door to sitting room. Door to ground floor bedroom.

PORCH / UTILITY ROOM 2.00m x 1.54m
(6'7" x 5'1")

Set to the front of the property with double storm doors with glazed panels opening to the garden. Window to the side. Pendant ceiling light. Plumbed for washing machine and space for several appliances.

GROUND FLOOR BEDROOM

This room is large and could easily be converted to two rooms, both of which would still be a good size. It is currently used as a bedroom with study area.

STUDY / DRESSING AREA 3.58m x 3.07m
(11'9" x 10'1")

Set to the front of the property with window overlooking the garden to trees and river beyond. Pendant ceiling light. Carpet. Fitted desk. Three sets of double doors to fitted wardrobes with hanging rail and shelving. Corner wall shelf. Open plan to the bedroom area.



BEDROOM AREA 3.73m x 3.11m (12'3" x 10'2")

Set to the rear of the property with window looking across to Beinn na h-Eaglaise. Carpet. Pendant ceiling light. Recessed alcove with telephone point. Wall mounted mirror. Under floor heating. Doors to kitchen and en-suite shower room.



EN-SUITE SHOWER ROOM 3.67m x 1.78m
narrows to 1.68m (12'0" x 5'10" - 5'6")

This is a fully tiled room with the ceramic floor tiling incorporating under floor heating. Opaque window to the side. Fitted with a white w.c. and wash hand basin and partitioned wet area with shower. Two ceiling lights. Wall mounted fan heater.

And on the First Floor

Staircase with banister and carpet runner leads up from the hall to the LANDING: Carpet. Pendant ceiling light. Smoke detector. Hatch to loft. Velux window. Door to 3 bedrooms and the bathroom.

MASTER BEDROOM 6.32m x 4.11m
(20'9" x 13'6")

Accessed from the landing with a step down into the master bedroom suite. This is a very spacious room with fitted wardrobes (one housing the hot water tank) and windows appreciating superb views across the surrounding countryside to mountains and Upper Loch Torridon with the Applecross peninsula beyond. Pendant ceiling light. Telephone point. Two radiators. Door to en-suite bathroom.



EN-SUITE BATHROOM 3.56m x 2.77m
(11'8" x 9'1") widens at entrance

Fitted with a white suite, this is a spacious room with wash hand basin, w.c. and bath with shower attachment, curtain and rail above. Carpet. Radiator. Tiled around bath and shower and to back of basin. Wall mounted mirror with light above. Shaver point. Ceiling light. Window to the rear of the property with mountain views. Door to shelved linen cupboard with light and radiator (2.63m x 1.20m).



BEDROOM 3 3.96m x 3.05m widens to 3.36m
(13'0" x 10'0" - 11'0")

This is a good sized double room with wood line walls and set to the front with outlook to woodland and river beyond. Radiator. Carpet. Pendant ceiling light.



BEDROOM 4**3.95m x 3.01m
(13'0" x 9'11")**

This is a twin room with wood line walls and window to the front overlooking woodland to river beyond. Carpet. Pendant ceiling light. Radiator.

**BATHROOM.****3.83 x 2.32m****(12'7" x 7'7") at longest & widest**

Set with window to the rear of the property with view to Liathach, this room is fitted with a bath, w.c. and vanity wash hand basin with tiled surface and cupboard below. Carpet. Radiator. Pendant ceiling light and wall light. Heated towel rail. Door to cupboard with shelving and coat hooks. Shaver point.

**DOUBLE GARAGE / WORKSHOP****11.09m x 5.33m (36'5" x 17'6") approx**

Set to the rear/side of the property, this is a large metal outbuilding incorporating a large garage area open plan to a very spacious work shop. Power and light. Large sliding door to the side. Perspex ceiling panels ensure this building is bright.

OUTBUILDING / STORE**7.90m x 3.88m (25'11" x 12'9")**

Set to the side of the property, this is a large building in a state of disrepair, but handy for use as a store.

GARDEN GROUNDS

The property is set in good sized garden grounds with an abundance of mature trees and rhododendrons. The River Torridon runs adjacent to the garden boundary and the property has a small burn with small bridge over, trickling through the garden leading to the river. Clothes line. Water tap. Paved patio. Lovely views to the surrounding mountains and across to Upper Loch Torridon can be appreciated.

HEATING

The house benefits from oil fired central heating.

GLAZING

The subjects are double glazed with the exception of the glass panels in the double storm doors in the porch.

EXTRAS

All fitted floor coverings, Rayburn, cooker and fridge are included in the sale price.

COUNCIL TAX

The current Council Tax band on this property is band E. You should be aware that this may be subject to change upon the sale of the property.

SERVICES

The subjects benefit from mains electricity and water. Drainage is to a septic tank.

ENTRY

By mutual agreement.

VIEWING

Contact Anderson Shaw & Gilbert, Property Department on 01463 253911 or the Highland Solicitor's Property Centre on 01463 231173 to arrange an appointment to view.

OFFERS

All offers must be submitted in an envelope marked "OFFER FOR BROWNHILL HOUSE, ANNAT, TORRIDON."

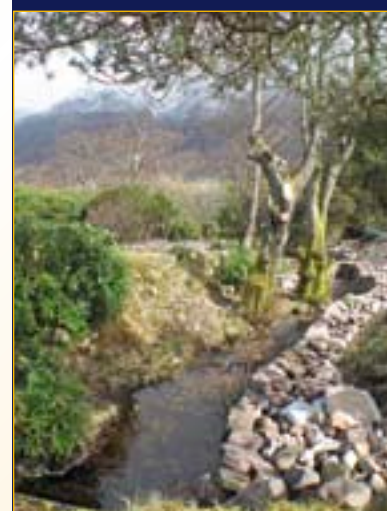
REF: GB.LFB**ENQUIRIES**

For further particulars apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED.

Tel: (01463) 236123.

Fax: (01463) 711083.

E-Mail: lburns@solicitorsinverness.com



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THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

