



solicitors • estate agents

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## 16 Achtoty, Skerray, Tongue, Thurso

Unique opportunity to purchase these two beautiful stone-built properties and large owner-occupied croft that extends to approximately 2.8ha (6.9 acres). The buildings, with pretty thatched roofs, were completely renovated in the 1990's whilst retaining an abundance of character and original features. Located only a short drive from the popular NC500 route there is parking opposite and the potential for parking or further development to the side. The buildings were previously utilised as the local post office and a gallery, and would be ideal for an array of uses including retail or even as small bothies/bunk houses all subject to suitable planning consents. A wonderful and tranquil setting the registered croft spans across two areas and is fully fenced and benefits from an additional 4 shares in common grazing. Offering a perfect elevated situation which enjoys partial sea views it would an ideal site for a new build (crofting housing grant may be applicable), while the remainder of the croft is well-stocked with mature broadleaf and mixed conifers. Enjoying open views across Skerray, which is a designated area of outstanding natural beauty, it is only a short walk to fabulous Torrisdale Bay and the local busy harbour. A perfect and idyllic Highland retreat, a haven for nature lovers, fishers, walkers, beach-goers or for simple relaxation, viewing is highly recommended to appreciate the location and potential this property offers.

**OFFERS OVER £160,000**

## FORMER POST OFFICE

### Main Shop 5.94m x 3.33m 19'5" x 10'11"

Timber front door. Two deeply silled windows to rear and one to the front. Exposed stone feature wall. Storage heater. Fitted shelving. Telephone point (superfast broadband). Alarm system.

### Office 3.46m x 2.28 11'4" x 9'9"

Timber front door with small glazed panel. Deeply silled window to front. Telephone line. Electrics to wall.

## FORMER GALLERY

### Main Shop 5.32m x 3.88m 17'5" x 12'8"

Timber front door. Exposed stone walls and Caithness stone flooring. Open fire set on Caithness stone hearth. Wood lined ceiling. Storage heater. Deeply silled window to front. Telephone point.

### Kitchen 4.76m x 4.66m 15'7" x 14'4"

Timber front door. Various fitted eye and base level units with work top space and splash back tiling. Stainless steel sink with cold tap, drainer and redring water heater. Wall mounted fan heater and halogen heater. Vinyl flooring. Deeply silled windows to front and rear. Electrics to wall.

## General Information

The floor coverings as fitted are included in the sale. Please note there is water and power however no drainage at the buildings. Electricity and water are close by to the top area of croft. This property is exempt from providing a Home Report.

- Crofting Commission Number: S1928
- Croft Register Number: C8245
- The croft has four shares in the Skerray District Common Grazings (CG/S/102)

For further information regarding crofts and any potential grants available for house grants or general croft improvements please visit [www.crofting.scotland.gov.uk](http://www.crofting.scotland.gov.uk)

- <https://www.crofting.scotland.gov.uk/croft-house>

## Rates

Rateable Value: The rateable value of the subjects is £2600 however it would be eligible under the Small Business Bonus Scheme for 100% non-domestic rates relief should the following be true:

- The combined rateable value of all your business premises is £35,000 or less
- The rateable values of individual premises are £20,000 or less
- The property is actively occupied

## Postcode

KW14 7TH

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

Offers over £140,000 should be submitted to our Thurso Office.

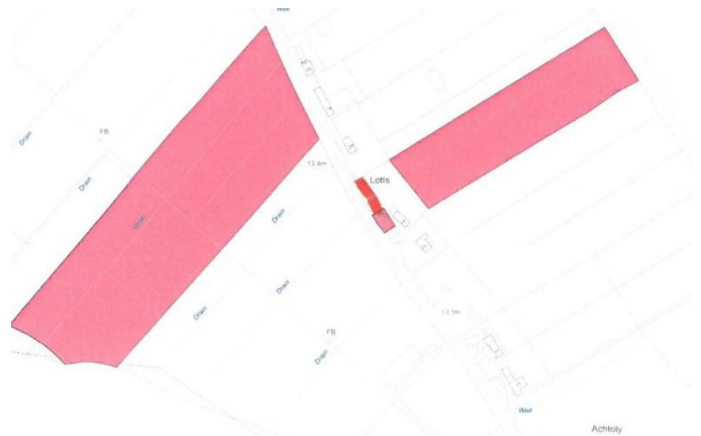
## Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

## Location

Skerray itself is a small crofting community located between the villages of Tongue & Bettyhill in the far North-West of Scotland within Sutherland. The area boasts beautiful coastal scenery, forest walks, hill walking, fishing and bird watching. The Borgie hotel is only a 3.5 mile drive from the property and Bettyhill (approx 10 miles away) and Tongue (approx 7.7 miles away) together both offer local schooling to secondary level, swimming pool (Bettyhill), general stores, petrol station and local hotels.

Directions: From the A836 take the turning for Skerray. Continue along this road for approximately 4 miles passing the shoreline and graveyard on the right-hand side. Continue along following the bend to the left-hand side and further along the road you will see the property on the right-hand side.



*Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.*

*The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.*