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Set within the scenic coastal village of Talmine, this charming two-bedroom detached traditional croft house comes with approximately 3 acres (1.22 hectares) of owner – occupied croft land. The property enjoys breathtaking sea views, encompassing the nearby harbour, beach, and Rabbit Islands, and benefits from oil-fired central heating and uPVC double-glazed windows and door. While some modernisation would enhance its potential, the home offers a welcoming front porch leading into a spacious open-plan ground floor that combines a comfortable living area with a generous kitchen-diner. A staircase leads to the first-floor landing, where you'll find two double bedrooms and a shower room. Externally, the property is surrounded by expansive garden grounds laid to grass, complemented by a characterful stone-built outbuilding, part of which is currently used for storage. A gated entrance provides access to the croft land situated to the rear, which lies on a fairly steep gradient. Talmine is located just a few miles north of the A838 at the western end of the Kyle of Tongue Bridge, along the popular NC500 route. Though it offers a tranquil and remote feel, the village is conveniently close to the amenities of Tongue and is on the main school bus route which provides transport to the local primary school. This peaceful fishing and crofting community presents an idyllic Highland retreat – ideal for nature enthusiasts, walkers, beach lovers, anglers, or those simply seeking relaxation. Viewing is highly recommended to fully appreciate the wonderful location this property is situated in.

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OFFERS OVER £195,000

Porch: 2.38m x 1.64m 7'9" x 5'4"

Partially glazed uPVC front door. Carpet. Tiles. Radiator. Opening to main living areas.

Living Room/Kitchen/Diner: 9.95m x 3.55m 32'08" x 11'8"

Feature fireplace to living area with electric log effect fire. Window to front. Carpet. Two radiators. Spotlights. Small overhead cupboard to wall housing the electrics. TV point. Attractive fitted book shelves create a cosy and comfortable area to relax. Open timber staircase leads to the first floor. The kitchen benefits from fully fitted units with work top space and splash back tiling. 1.5 bowl sink with mixer tap and drainer. Fitted single electric oven with four ring gas hob above. Services for washing machine, space for tumble dryer. Space for fridge freezer. Clothes pulley. Windows to front and rear. Ample space for table and chairs. Telephone point. Carpet tiles. Radiator.

Landing: 3.26m x 2.22m 10'8" x 7'3"

Timber parquet flooring. Velux window to front. Fitted hand rail and coat hooks.

Bedroom 1: 3.71m x 3.56m 12'2" x 11'8"

Window to front. Carpet. Radiator.

Bedroom 2: 3.71m x 2.71m 12'2" x 8'11" Ground Floor

Window to front. Carpet. Radiator. Carpet hooks to wall.

Shower Room: 3.2m x 1.4m 10'6" x 2'4"

Fully tiled shower enclosure with electric shower. WC. Vanity unit with shelving and inset wash hand basin. Wall mounted eye level storage unit.

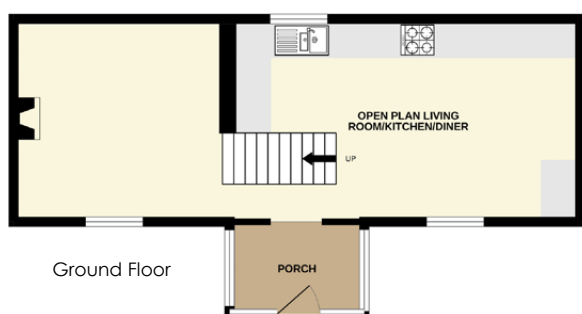
Airing cupboard housing fitted shelving and the hot water tank. Radiator. Window to rear.

Garden:

There is generous garden grounds laid mainly to grass and fully enclosed with dry stone walls. Incorporating the oil tank and stone-built outbuilding, part of which is utilised as a garden store.

Croft:

The croft is located at the rear of the property and is on a steep gradient. Fully enclosed the grounds extends to approximately 1.22ha (3.02 acres).



Crofting Commission Number: S2088

General Information:

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from property@youngrob.co.uk.

Council Tax:

The subjects are in band A.

The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

EPC: Band F

Postcode: IV27 4YS

What3words: ///tens.penny.wager

Entry: By arrangement:

Viewing: By arrangement with our Thurso Office.

Price:

Offers over £195,000 should be submitted to our Thurso Office.

Office Hours: 9.15 am – 1pm, 2pm- 5pm Monday to Friday.

Location:

The crofting community of Talmine has a shop with post office, small harbour and slipway. Whilst Tongue, about 7 miles away, has a larger selection of local shops, hotels, doctor's surgery and bank. There is a primary school in Tongue and secondary schooling is at Farr near Bettyhill which also has a swimming pool and gym, hotel, shop and cafes and museum. Thurso is approximately 47 miles away, with Inverness being roughly 92 miles. Transport for Tongue (T4T) is a Community service linking the crofting villages of Melness, Skerry and Tongue with Durness, and also with the railway station in Lairg and the city of Inverness. This service also allows for transfers to the Bus Station and Airport in Inverness. A stop for this service is conveniently located close to the property.

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.

