

MULLAGRACH HOUSE AND ISLAND

POLBAIN, ACHILTIBUIE



Galbraith



MULLAGRACH HOUSE AND ISLAND, POLBAIN, ACHILTIBUIE

A charming mainland coastal house along with an island in the Summer Isles archipelago.

Old Dorney Harbour 2 miles ■ Ullapool 23 miles ■ Inverness 78 miles

FOR SALE AS A WHOLE OR IN TWO LOTS

LOT 1 - Mullagrach House

- 5 Bedrooms. Reception room and kitchen/dining room.
- Comfortable, well-presented accommodation.
- Single garage and workshop.
- Beautiful gardens.
- Spectacular views to the Summer Isles.

About 0.18 hectares (0.43 acres) in all.

Offers over £395,000

LOT 2 - Mullagrach Island

- The most northerly of the Summer Isles.
- Modern, fully equipped cabin.
- A haven for wildlife.
- Landing stage and ground tackle for running mooring.
- A coastline of rocky beaches, cliffs and caves.

About 35.9 hectares (88.7 acres) in all.

Offers over £500,000

Galbraith

Inverness
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 OnTheMarket







SITUATION

Mullagrach House is in the hamlet of Polbain on the Coigach peninsula. The property is in a delightful, secluded setting with spectacular views to the Summer Isles, an archipelago of mainly uninhabited islands in The Minch, including Mullagrach Island which forms part of this sale.

The Coigach Peninsula is one of the most beautiful parts of the western Highlands and falls within Scotland's first European Geopark, an area recognised globally for its outstanding geological features, cultural heritage and forward thinking communities. The area has sandy beaches and is popular for sea kayaking, diving, sea fishing and island cruises, while the picturesque harbour of Old Dorney is close by and provides a sheltered mooring for boats. This beautiful coastline sits against a backdrop of spectacular mountain scenery, home to a wide variety of native wildlife and providing ideal hill walking and climbing.

Coigach is a thriving and active community comprising a number of coastal hamlets and villages, including Polbain and Achiltibuie. The area is well served by a range of facilities including a post office, 3 shops, primary school, community centre, church and petrol station. Ullapool, about 23 miles away, has a secondary school as well as further shops and amenities including a major supermarket, leisure centre and ferry terminal. Inverness, less than 2 hours' drive away, has all the facilities of a modern city including its airport with regular flights to the South and Europe.



DESCRIPTION

LOT 1

Mullagrach House

The current owners purchased Mullagrach House in 2008 and have used it as a second home while also running it as a limited availability holiday let, mainly to repeat guests. The house has comfortable and well laid out single storey accommodation and recent improvements to the house include the installation of a new central heating system, the replacement of the oil fired AGA with a new range cooker, and modifications to one part of the kitchen.

The main rooms take advantage of the stunning views with the wide windows and glass doors between the sitting room and dining kitchen filling the house with natural light. French doors from the dining area open to a terrace with outstanding views to the Summer Isles, extending the sense of space into the garden.

Mullagrach House is a seasonal holiday let, managed through the owners' website <https://www.mullagrach.com/>. There are approximately 120 let nights per annum with many repeat bookings. If the holiday lets don't form part of the sale, it is the sellers intention to honour all existing bookings.

ACCOMMODATION

Entrance Porch. Entrance Hall. Sitting Room. Dining Kitchen. Four Bedrooms. Study/ Bedroom. Utility Room. Bathroom. Shower Room. Large floored Attic.

GARDEN GROUNDS

The property is approached from the public road, a gateway opening to a tarmac parking area at the side of the house.

The grounds extend to approximately 0.43 acres. To the front of the house the gardens are laid to lawn, fringed and interspersed with mature trees, shrubs and mixed beds. To the rear, terraced gardens are set into the hillside with steps and grassy paths leading up through well-stocked mixed beds of specimen trees, shrubs and herbaceous perennials to sheltered sitting areas and viewpoints. Informal plantings on the upper terrace blend with mature woodland behind, beyond which and outwith the boundary, is open heather moorland.

OUTBUILDINGS

Adjacent to the house is a single garage with concrete floor and up-and-over door.

Within the grounds is a timber workshop/garden store with concrete floor, workbenches, power and light. To the rear of the house are two outdoor storage units.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Oil fired	E	Available*	Available*	D	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Exact grid location - What3Words - <https://w3w.co/buckets.riverside.unwraps>

MOVEABLES

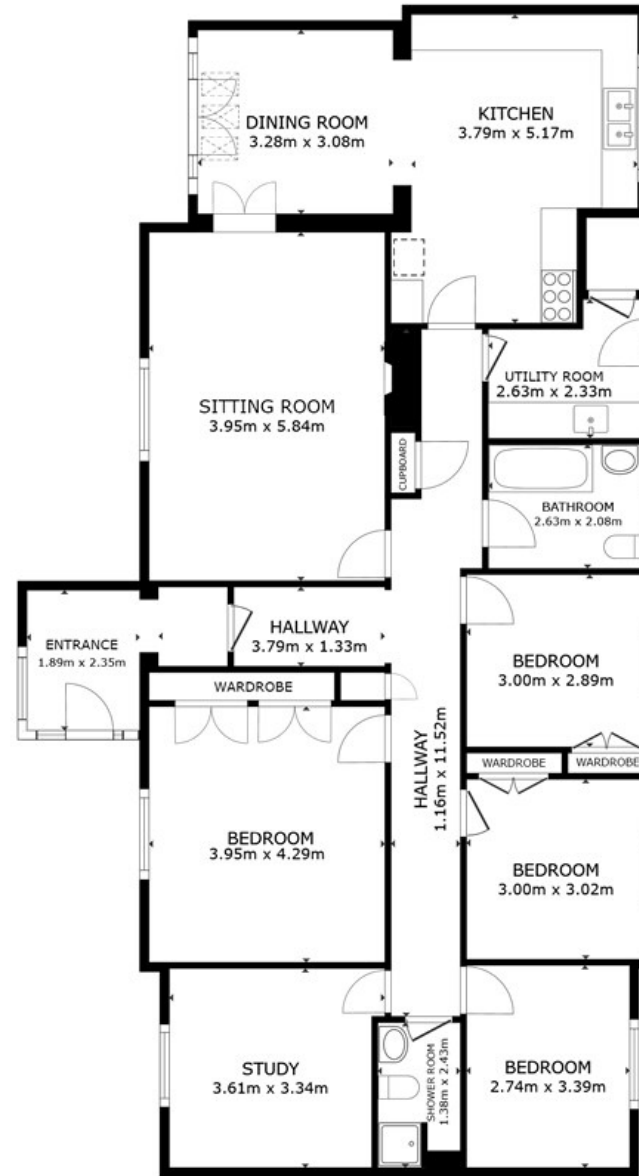
All fitted carpets, curtains and light fittings are included in the sale. Further items may be available by separate negotiation.

HOLIDAY LETS

There are holiday lets in place until the end of October 2024. The goodwill and bookings are available to purchase by separate negotiation. If the onward bookings don't form part of the sale, entry won't be given before the end of October 2024 to allow the sellers to honour the existing bookings.







MULLAGRACH, POLBAIN IV26 2YW

GROSS INTERNAL AREA
 FLOOR PLAN 157.4 sq.m.
 TOTAL : 157.4 sq.m.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



NOTES

Offers for Lot 1 won't be considered until an acceptable offer has been received for Lot 2.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

LOT 2

Mullagrach Island

Mullagrach Island is the most northerly of the Summer Isles, a group of around 30 islands south of the Coigach peninsula. The island, which lies approximately two miles from Old Dorney Harbour (a boat journey of about thirty-five minutes), was purchased by the owners in 2006, extends to approximately 88.7 acres and comprises rough grass and heather dotted with wildflowers and a coastline of rocky beaches, sheltered coves, caves and cliffs. It has been the owners' objective to conserve and improve the wildlife and vegetation of the island and to minimize disturbance to sensitive species of flora and its birdlife including, amongst others, great skua, kittiwakes, shag, fulmars and geese.

The island, which can easily be reached by boat from the mainland, has a landing stage and ground tackle for running mooring. In order to enjoy the island and facilitate their management of wildlife conservation, the owners were granted planning consent in 2014 for a high-quality, low environmental impact cabin. Manufactured in Switzerland and of cross laminated timber construction, the cabin has been positioned and designed to withstand the weather conditions, while its curved, heather clad roof allows it to blend into the landscape. The interior is well equipped with a kitchen area, wood burning stove and two box beds, while solar panels provide power and there is an outside composting WC. There is a rainwater collection system, but drinking water is bottled.

MOVEABLES

The island and cabin are sold as seen.

The option exists to purchase the sellers' boat by separate negotiation. The boat was designed and built by Tim Loftus, of Johnson and Loftus boatbuilders in Ullapool. He built it from Vendia marine plank, a lightweight and stable alternative to solid timber, from renewable sources and from local larch. It has a lithium battery powered electric outboard enabling a 35 minute transit to the island.





ISLAND VIEWING

Viewing of the island is limited due to weather conditions and means of access. Either the sellers or a local fishing boat owner involved in the maintenance of the island structures, will accompany viewings. These will only be accommodated for those who have formally noted interest. Anyone visiting the island will need to wear outdoor clothing and sturdy footwear and will have to be of a level of fitness to travel by boat and climb the ladders to reach the island.

DIRECTIONS (to Old Dorney Harbour)

Exact grid location - What3Words - <https://w3w.co/eaten.letter.severe>

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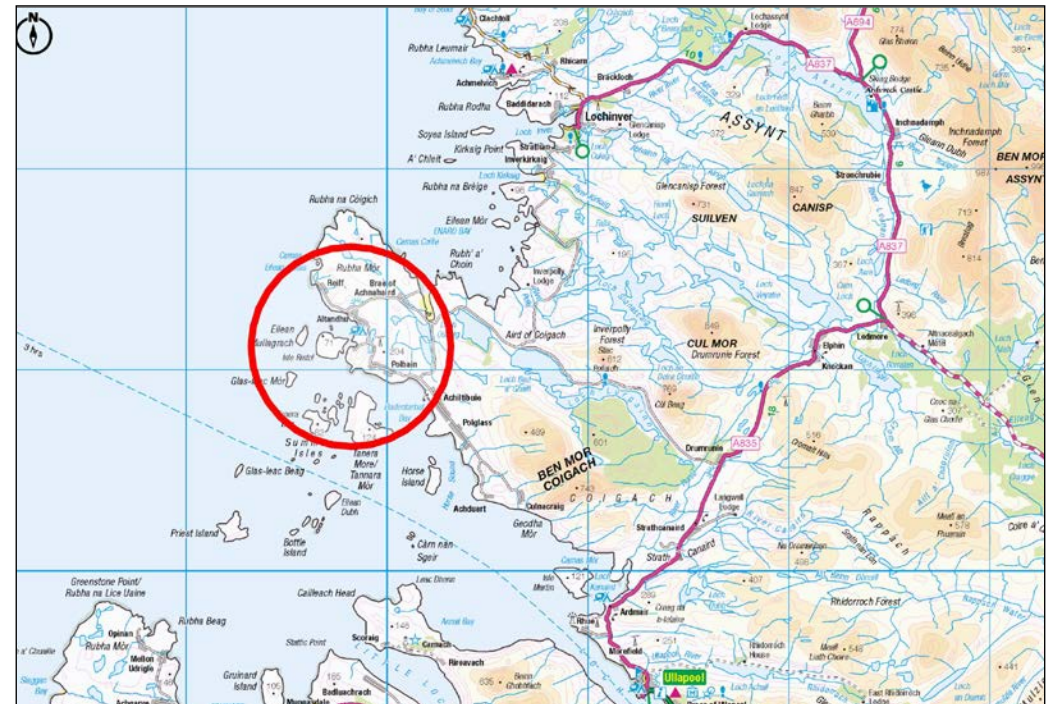
POST CODE SOLICITORS

IV26 2YW Ms Jenna Gallagher
Thorntons Law
Kintail House
Beechwood Business Park
Inverness

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.





IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2024.





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