

# Island Cottage

Lochcarron, Wester Ross  
Scottish Highlands

Self Catering Holiday Cottage



- 4 bedrooms
- Sleeps 5/6 people
- Quiet semi-rural location
- Excellent views
- Village amenities nearby
- Good base for touring Wester Ross, Skye and Lochalsh



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## Accommodation

### Downstairs

The front door of the cottage opens into an entrance hall from which there are doors leading to the sitting room and the double bedroom. There is also a flight of stairs off the hall.

Both the double bedroom and the sitting room are at the front of the house and have south-facing windows giving excellent sea views across Loch Carron to the hills and mountains on the other side of the loch.



The sitting room is comfortably furnished with a 3-seater settee and 2 arm chairs. The open fireplace has an electric fire for use when coal fires are not required but can easily be removed to allow an open fire to be lighted. There is a colour TV and Video.

The double bedroom has bedside tables with lamps, a dressing table and mirror, and a built-in wardrobe.

From the rear of the sitting room is a door leading to the kitchen/dining room and to a rear hallway, off which are the bathroom (with bath, shower & WC) and a single bedroom which is equipped with a wash hand basin & mirror.

The kitchen/dining room is spacious and well-equipped with attractive units and modern appliances. The kitchen has plenty of work tops and cupboard space. Cooking is by means of an electric hob and oven unit, together with a microwave. There is a built-in fridge whilst in the adjoining utility room there is a freezer together with a washing machine and further wall cupboards.

The dining area is divided from the kitchen by an L-shaped unit/worktop and has a dining table with seating for 6 people. There is also an attractive dresser unit and a radio/cassette/CD player.



### Upstairs

Upstairs, there are two further bedrooms, both of which have windows to the front of the cottage giving excellent views to the south across Loch Carron. The one bedroom has twin beds whilst the other has a single bed. Both bedrooms are well furnished with bedside tables, lamps, dressing tables, mirrors and wardrobes.

On the upper floor, there is also a WC with wash hand basin, mirror and a chest of drawers.

### Heating

The house is heated by a combination of 3 electric night storage radiators and various electric panel convector heaters. There is also an electric fire in the sitting room. This is easily removable if an open fire is required.



## Location

### Lochcarron, Wester Ross

Lochcarron is situated on the West Coast of Scotland, 63 miles due west of Inverness, and lies amidst magnificent Highland scenery, some of the finest in the British Isles.

To the right is a view looking south across Loch Carron, as seen from one of the upper floor windows in the cottage.

Lochcarron is an excellent centre for touring. To the immediate north and west lies the Applecross peninsula which is approached via the Bealach na Ba, the Pass of the Cattle, reputedly the highest road in Britain. This road climbs from sea level to a height of 2,053 feet, and provides some dramatic views along the way. You will almost certainly have seen pictures or film clips of this spectacular piece of country as it features regularly in TV and magazine adverts, mostly for cars.

A 20-minute walk from the car park at the summit affords some even more magnificent views in all directions, especially towards the Isles of Skye and Raasay to the west.



very spectacular views. Nearer to Lochcarron are the pretty villages of Shieldaig and Plockton, and the gardens at Attadale just across the loch.

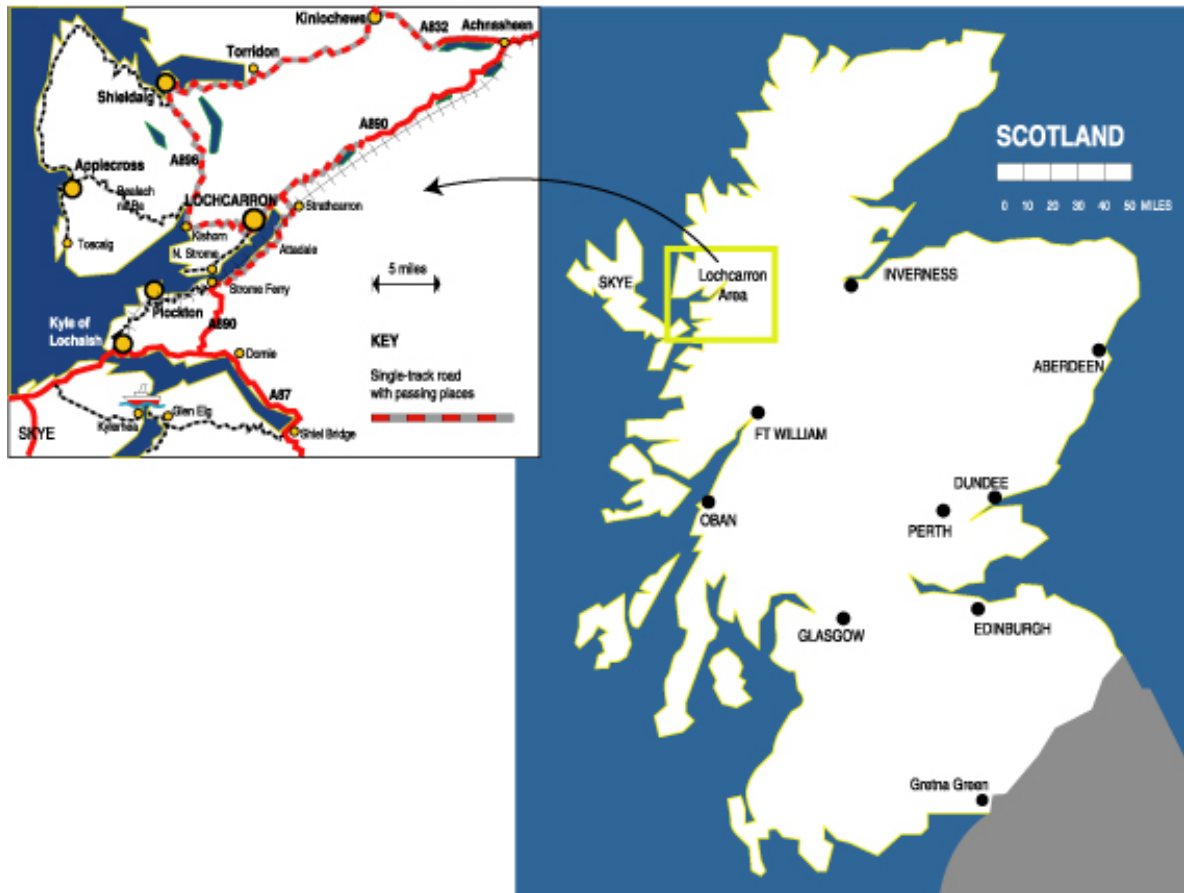
Lochcarron is surrounded by excellent walking country with many magnificent views — indeed the views in and around the village itself are quite superb as is demonstrated by the picture above which was taken from Croft Road, looking along the length of the village towards Slumbay.

Just a mile or so from the cottage is Strome Castle (see right) and North Strome where the old Strome Ferry used to cross the Strome Narrows. Prior to the opening of the A890 road along the south shore of Loch Carron in the late 1960's, this ferry provided the route into Lochcarron from the south and west. Nowadays, the only remaining evidence of the ferry are the slipways on either side and the place name - with a sign on the south side of the Narrows saying "Stromeferry - No Ferry"!

For anyone who enjoys outdoor pursuits or who simply likes to tour and to admire beautiful scenery, this area has something to please most tastes.



## Map



### Main Routes to Lochcarron from the South

- "Express Route" - longer but usually quicker, mostly on good roads although the A9 can be frustrating
  - A9 north from Perth to Inverness
  - A9 north from Inverness to Tore Roundabout
  - A835 from Tore Roundabout north west via Maryburgh Roundabout and Contin to Garve
  - A832 west from just beyond Garve (Gorstan) to Achnasheen
  - A890/A896 from Achnasheen to Lochcarron via Strathcarron Junction
- "Scenic Route" - lots to see on the way but probably slower, especially at busy times
  - A82 north from Dumbarton via Loch Lomond (turn right at Tarbet) to Crianlarich
  - A82 north from Crianlarich to Fort William via Tyndrum, Rannoch Moor and Glen Coe
  - A82 north from Fort William to Invergarry via Spean Bridge
  - A87 north west from Invergarry to Auchtertyre via Cluanie, Glen Shiel and Eilean Donan Castle
  - A890 from Auchtertyre to Strathcarron Junction via Strome ferry (no ferry) and Strathcarron
  - A896 from Strathcarron Junction to Lochcarron

## Prices & Booking Terms

### Prices for 2012

Dates	Prices
From 7th January to 31st March	£320 per week
From 31st March to 26th May	£390 per week
From 26th May to 30th June	£425 per week
From 30th June to 1st September	£470 per week
From 1st September to 29th September	£425 per week
From 29th September to 3rd November	£390 per week
From 3rd November to 15th December	£320 per week
Christmas & New Year	£470 per week

### Booking Terms

- ◆ A non-refundable deposit of **20%** is payable at the time of booking.
- ◆ The remaining balance of the payment for your holiday is then due 6 weeks before the start of the holiday.
- ◆ If your booking is made within 6 weeks of the date of the holiday, the full cost of the holiday is payable at the time of booking.
- ◆ In the event of cancellation, the 20% deposit is non-refundable.
- ◆ If you have to cancel after the full balance has been paid, we will refund the 80% balance **only on the proviso that we can obtain another suitable booking in time**. Notice of cancellation must be provided in writing.
- ◆ We strongly advise you to effect appropriate cancellation insurance to protect against unforeseen circumstances. Your insurance company should be able to assist you with this.
- ◆ As just a small business, we regret we are unable to accept payment by credit/debit card.
- ◆ The prices quoted are for the property – i.e. **not** per person.
- ◆ The following are **included** in the price:-
  - ◇ Electricity (incl. heating).
  - ◇ An **initial** supply only of fuel for the open fire in the sitting room.
  - ◇ Bed Linen but excluding towels.
- ◆ **Towels are not supplied** so you should please bring your own towels with you.
- ◆ Once the initial supply has been used, more coal for the open fire in the sitting room can be provided at cost. Alternatively, small bags of coal can easily be purchased locally.
- ◆ All bookings are taken weekly on a Saturday-to-Saturday basis – but we can **sometimes** be more flexible during off-season periods (i.e. **late autumn and winter**).
- ◆ We **may** be able to consider short-term breaks but **only** during very off-season periods. Please phone (01520 722992) for details.
- ◆ Well behaved dogs are welcome by prior arrangement and at no extra cost. This is on the proviso that you can guarantee that your dog will not cause any dirt or damage and will be properly supervised and kept under reasonable control at all times.



**For details of bookings, availability and for general information, please contact: -**

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N.B. Whilst every effort has been made to ensure that the content of this brochure is accurate and up-to-date, we are unable to accept responsibility for late changes to the specification of the property and its amenities which have been made since this brochure was prepared. If you are in any doubt whatsoever as to what is provided, please check with the letting agent.