



An Tigh Beag, Ardheslaig, Ross-shire - IV54 8XH

Offers Over £300,000

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## An Tigh Beag

Ardheslaig, Applecross Peninsula

An Tigh Beag is a fully renovated 2 bedroom cottage, with tremendous sea views over the charming fishing village of Ardheslaig on the North Coast 500 and all necessary consents for its current operation as a Short Term Let.

- 2 bedroom Highland cottage
- Currently a successful Short Term Let
- Immaculate modernised condition
- Applecross Peninsula & NC500 location
- South facing aspect in charming fishing village
- Sea views and sunsets towards Outer Hebrides

### Accommodation Comprises:

Ground Floor - Dining Entrance Vestibule, Double Height Sitting Room, Dining / Kitchen with Doors to Garden, Master Bedroom, Shower Room with W.C. Stairs to Mezzanine Level.

Mezzanine - Bedroom 2 (Double)

Gardens and Grounds - Paved Rear Patio, Parking, Two Potting / Storage Sheds, Raised Beds, Fruit Trees, Two Outside Taps, Gravel Sitting Areas, Secluded Decking with Wood Burning Hot Tub.







## Property Description

An Tigh Beag is a 2 bedroom period cottage on the Applecross Peninsula. Presenting as an immaculately renovated turn-key home, An Tigh Beag is currently a successful Short Term Let (with all the necessary consents).

The property boasts tremendous westerly views over the fishing boats of Ardheslaig. On a good day, the Isle of Skye and the Outer Hebrides can be seen. Fine weather brings amazing sunsets and dark night skies. An Tigh Beag offers a dining entrance vestibule with picture window.

A corridor from the entrance vestibule flows into the double height sitting room. Spacious yet cosy, the room has a wood burning stove on a slate hearth, exposed original stone walls and beams, with sea views and an electric Velux window.

Access leads into the dining kitchen, which has all new appliances including an integrated induction hob and fan assisted electric oven, complemented by a quartz worktop. Full height doors give access to the paved garden dining area, leading to secluded decking with wood fired hot tub.

Stairs from the kitchen lead to a mezzanine double bedroom, with Velux windows in the new roof.

The ground floor master bedroom has an en suite WC and double waterfall shower. Electric underfloor heating in the shower room sits below porcelain tiling and complements the electric towel rail heater.

Off road parking is available at two separate locations in the charming, established, mature Highland garden.

An Tigh Beag's renovation, completed in 2023, included a new roof (Spanish slate), new insulation, masonry pointing, re-wiring, electric hot water tank, Ecostrad electric radiators, new double glazed windows, new external and internal doors and perimeter fencing.

The combination of the renovation and charm of the setting makes An Tigh Beag a compelling Highland home. Alternatively, it can continue as an income producing asset, with all necessary consents for operation as a Short Term Let and visibility of bookings into 2027.







## General Remarks

### Services

Private water and septic tank.

Mains electricity.

### Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Furniture, red telephone box, hot tub and sea kayak are available through separate negotiation.

### Listing and Conservation

An Tigh Beag is not listed, nor within a conservation area.

### Tenure

Freehold

### Council Tax

Band C

### Energy Efficiency Rating

D

### Local Authority

Highland Council

### What3words

maximum.surnames.pickle

### Agents' Notes

Viewing strictly by appointment only.























## Area Insights

An Tigh Beag sits in Ardheslaig on the Applecross Peninsula, renowned for the grandeur and attractiveness of its mountain and coastal landscape. Ardheslaig is a crofting township and fishing village, located 5 miles west of Shildaig, on the Applecross Coast Road. Meaning “hazel bay” in Gaelic, Ardheslaig is one of 10 or so crofting townships on the Peninsula. Langoustine creel boats operate from here, a bay fringed with hazel, alder, rowan and oak trees.

The Shildaig and Applecross Coast Road population and visitors make for a vibrant wider community. Ardheslaig has a permanent and short term let population and sits within the Shildaig Primary School catchment. The school has over 20 pupils and Shildaig has a grass football pitch, all weather tennis court and children's play park. Secondary pupils attend Gairloch High School. Local employment encompasses fishing, farming, public services and tourism, together with remote working.

Outdoor sports people and bird and wildlife enthusiasts are spoilt in Ardheslaig. A local crag is a renowned climbing pitch. There are several low level walks. Kayakers, sailors, wild swimmers and sea anglers have Loch Beagas a starting point. Shildaig hosts the annual internationally attended Celtman triathlon, with the cycle stage passing Ardheslaig. Birdlife is prolific with oyster catchers, cormorants and shags. Otters and seals visit the bay. A pair of sea eagles nest on Shildaig Island and routinely fly over Ardheslaig.

Dining options from Ardheslaig include the renowned Applecross Inn or Michelin-starred The Torridon hotel. Or there are local cafes, like the Wee Whistlestop in Torridon or the Bealach Cafe at Tornapress.

Tesco & Morrisons deliver. Lochcarron has a Spar supermarket with Post Office and two fuel stations.

A twice weekly bus service runs from Applecross to Inverness, return, with pickup and set down available at Ardheslaig.





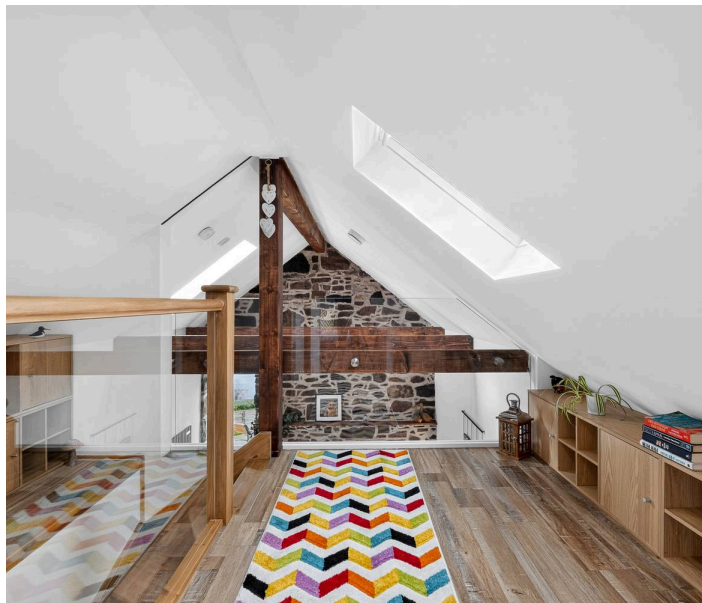












## Useful Links

North Coast 500 – [www.northcoast500.com](http://www.northcoast500.com)

Applecross Trust - [www.applecross.org.uk](http://www.applecross.org.uk)

Applecross Inn - [www.applecrossinn.co.uk](http://www.applecrossinn.co.uk)

The Torridon - [www.thetorridon.com](http://www.thetorridon.com)

Shieldaig Primary School - [www.shieldaigprimaryschool.wordpress.com/](http://www.shieldaigprimaryschool.wordpress.com/)

Things to do in Applecross - [www.dayoutwiththekids.co.uk/things-to-do/north-scotland/the-highlands/applecross](http://www.dayoutwiththekids.co.uk/things-to-do/north-scotland/the-highlands/applecross)

Things to do in Wester Ross: [www.visitwester-ross.com/see-and-do/visitor-attractions](http://www.visitwester-ross.com/see-and-do/visitor-attractions)

## Distances by road

Shieldaig 5 miles

Applecross 20 miles

Lochcarron 18 miles

Inverness 72 miles

Inverness Airport 80 miles

Strathcarron Train Station 22 miles

Isle of Skye 43 miles

(all distances are approximate)









### Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

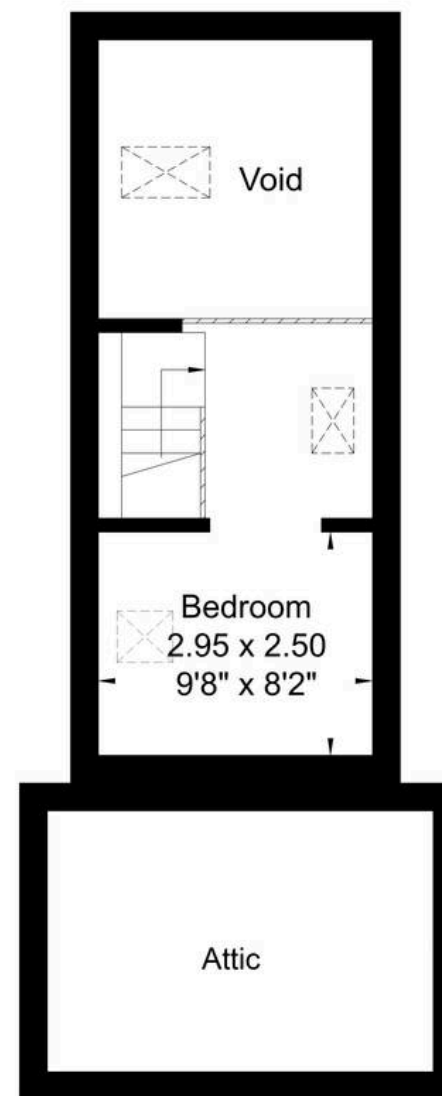
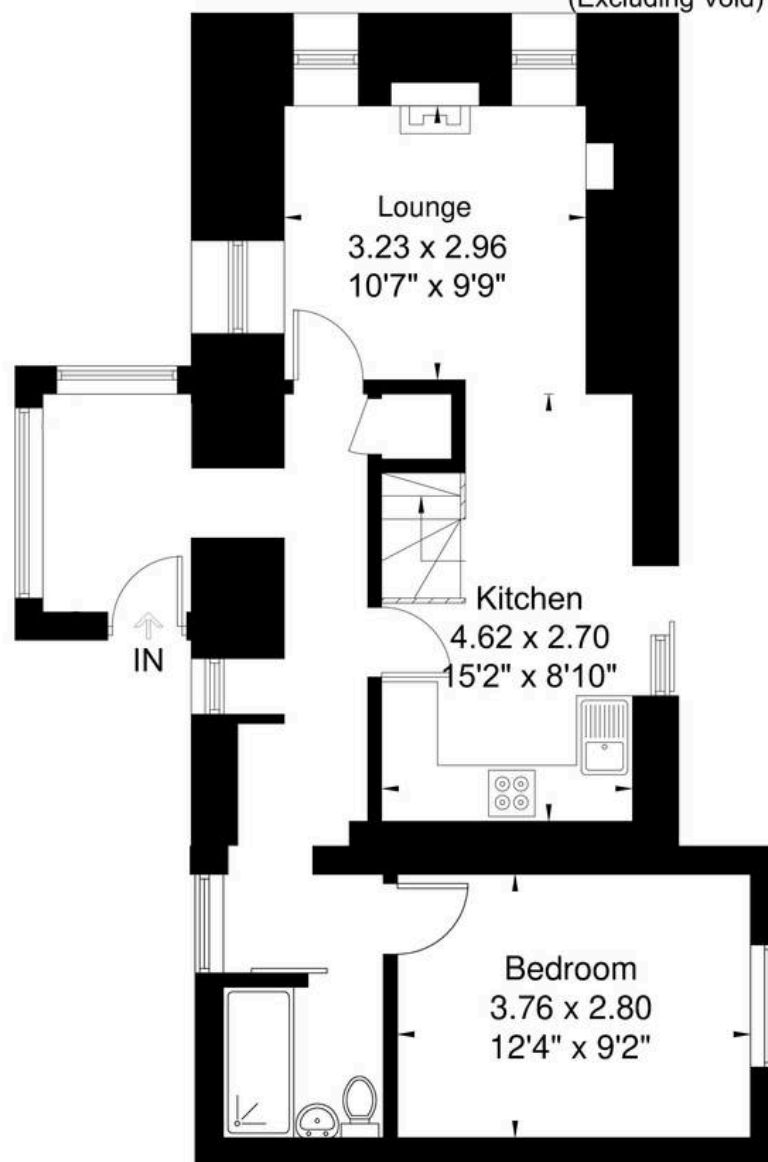
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# An Tigh Beag, Ardheslaig

Approximate Gross Internal Area = 58.8 sq m / 633 sq ft  
(Excluding Void)







## Paton & Co

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