

Set in an elevated position overlooking Loch Broom, this detached house enjoys a spectacular Highland setting. From the house, panoramic views stretch across the waters of the loch to the rugged hills beyond, creating a wonderful sense of space and connection with the landscape. Located in the small rural village of Ardcharnich, the property offers the rare combination of a peaceful countryside setting and a home that feels warm, comfortable and very much made for family life.

Inside, the accommodation is both versatile and welcoming, with a generous kitchen at its heart, alongside a lounge and separate sitting room, four bedrooms and three bathrooms. The ground-floor bedroom adds flexibility for family living or visiting guests, while the well-appointed kitchen provides a particularly lovely space for everyday life and entertaining. Outside, gardens extend to three sides of the house, with off-road parking adding to its practicality. Above all, it is the setting that captures the imagination: a cosy Highland home, sitting above Loch Broom with those ever-changing views laid out before it.

Directions: From Inverness: Take the A9 north, joining the A835 at the Tore Roundabout, sign-posted Ullapool. Follow the A835 west through Contin, Garve and Braemore towards Ullapool. Continue through Ardcharnich, where Broom View is accessed directly from the A835 to the right.

Approximately 50 miles from Inverness and 5 miles from Ullapool.

What3Words : ///insulated.waltzed.apes

Services: Mains electricity and water. Drainage via a septic tank.

Council Tax— TBC

A Home Report is available on request

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

Email: property@highlandhomes.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@highlandhomes.co.uk.

Floor coverings, curtains, blinds are included in the sale price. **Other items of furniture may be available by separate negotiation.** The mention of appliances and services does not imply that they are in full and efficient working order.



HIGHLAND HOMES

Mansefield House, 7 High Street
Dingwall, Ross-shire, IV15 9HJ



Tel: 01349 865125 (Property)
Tel: 01349 862214 (Main)

Email: property@highlandhomes.co.uk
Web: highlandhomes.co.uk



HIGHLAND HOMES
by Middleton Ross

FOR SALE



Broom View, Ardcharnich, Loch Broom, IV23 2RQ

Offers Over £340,000

- **Detached House**
- **Scenic Loch Broom Location**
- **Large family Kitchen**
- **Lounge**
- **Sitting Room**
- **Four Bedrooms**
- **Three Bathrooms**
- **Air Source Heating**
- **Double Glazing**
- **Gardens Surrounding House**
- **Off Road Parking**
- **EPC Rating Band - C**

01349 865125
highlandhomes.co.uk

REF 43

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Broom View Cottage, Ardcharnich, Loch Broom, IV23 3RQ

Offers Over £340,000

Detached Highland cottage overlooking Loch Broom that offers large flexible living space and panoramic views.



Approximate
Floor Area
180 m²