

# Lochview

DRUMBEG, LAIRG, HIGHLAND, IV27 4NW



*Cosy up by the fire, soak up the sun, and watch the sunsets roll in, all from your own perfect Highland hideaway at the edge of the village*



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Welcome to Lochview, a gorgeous three-bedroom detached cottage nestled in an elevated and peaceful position at the end of the village of Drumbeg. This beautifully situated home enjoys uninterrupted, sweeping views of the surrounding landscape and benefits from full sun all day, all year round. Whether it's the morning light streaming through or the golden glow of sunsets viewed right from the kitchen window, this home offers a front-row seat to the ever-changing Highland skies.

The current owners have carried out extensive improvements and tasteful refurbishment throughout, creating a warm, welcoming space that blends traditional charm with thoughtful modern updates. As you step inside, the entrance porch immediately invites you to sit, unwind, and soak in the beauty of the setting—it doubles as a lovely sunroom, ideal for enjoying a peaceful morning coffee or evening book.

# THE LOUNGE



The cosy lounge is a true highlight, featuring an incredible exposed stone feature wall and a wood-burning stove that brings comfort and atmosphere to the space.



# THE KITCHEN



The kitchen and dining area are full of character, with warm wood surfaces, cream units, and gorgeous blue tiling that adds a splash of colour and personality. A separate utility area to the rear of the house keeps everything practical and tidy, while the ground-floor bathroom has been fully refurbished to a high standard.





# THE UTILITY & PORCH





# THE BATHROOM



Upstairs, clever use of the landing has created a bright and functional office area, perfect for remote work or quiet study. There are three well-proportioned bedrooms, each offering a peaceful retreat with their own unique views over the surrounding countryside.





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





Outside, the property sits on a generous wrap-around garden plot with mature greenery and driveway parking. In addition, the owners are offering a separate area of croft land - Crofting register no C8959 (0.83 Ha or 2 acres approximately) which is close by and overlooked by the house, this is being marketed independently, but they are open to selling both as a package depending on the offer—a rare opportunity for those seeking more land, lifestyle flexibility, or smallholding potential.

Lochview is more than just a home—it's a haven of peace, natural light, and Highland charm. Whether you're looking for a full-time residence, a holiday getaway, or a lifestyle shift, this property offers a unique chance to embrace a slower, more scenic way of life.

# EXTERNALS



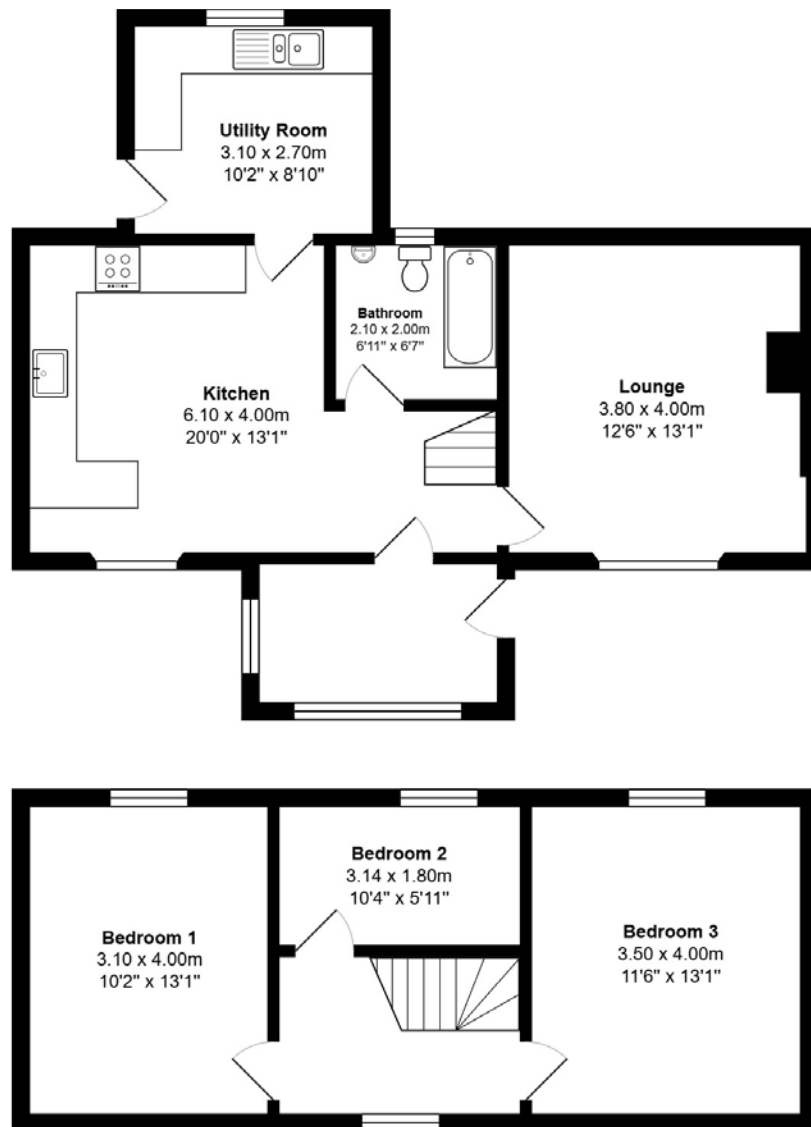


# CROFT LAND



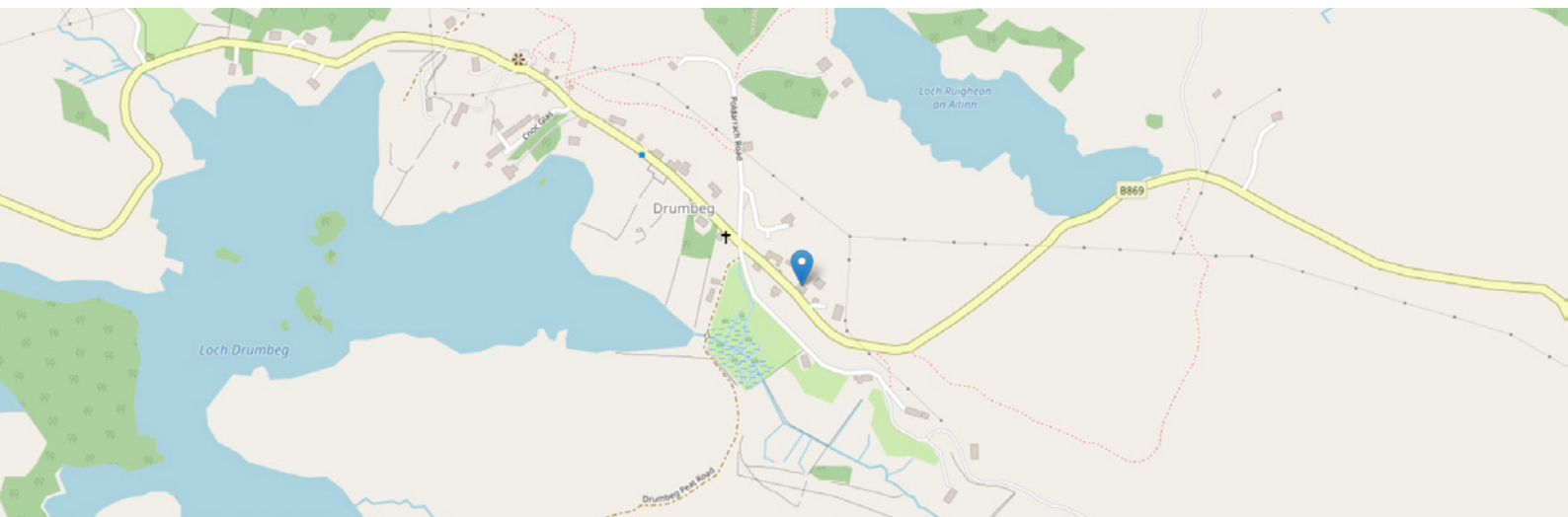


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 88m<sup>2</sup> | EPC Rating: F





# THE LOCATION

Drumbeg is a beautifully remote coastal village tucked into the dramatic landscapes of Sutherland, set along the famous North Coast 500 route. Surrounded by rugged hills, wild moorland, and sweeping sea views, it offers a truly immersive Highland experience for those seeking space, serenity, and a deep connection to nature.

Perched above the tranquil waters of Loch Drumbeg, the village enjoys an idyllic outlook and easy access to the loch for kayaking, fishing, and peaceful wildlife encounters—seals, otters, and even soaring eagles are often spotted nearby. The surrounding area is a paradise for outdoor lovers, with countless walking trails, scenic hill climbs, and quiet cycling routes through some of Scotland's most unforgettable natural beauty. Despite its peaceful and secluded atmosphere, Drumbeg offers a close-knit community feel and convenient amenities, including a well-regarded local shop and a welcoming hotel. For broader services, the vibrant village of Lochinver is just 14 miles away, with shops, restaurants, and healthcare facilities.

Nearby, the pristine sandy beaches of Clachtoll and Achmelvich provide stunning spots for seaside escapes, while the majestic peaks of the Assynt mountains promise adventure and awe-inspiring views.

With its rare blend of spectacular scenery, rich wildlife, and laid-back village charm, Drumbeg offers a lifestyle rooted in nature, peace, and the timeless beauty of the Scottish Highlands.



  
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