

Galbraith

RISPOND LODGE ESTATE
DURNESS, SUTHERLAND





RISPOND LODGE ESTATE, DURNESS, SUTHERLAND

An outstanding, B listed, historic coastal property with sheltered harbour, moorland and private island.

Durness 4 miles. ■ Inverness 107 miles. ■ Inverness Airport 115 miles.

- Rispond Lodge - Three Reception Rooms. Six Bedrooms.
- Three letting cottages
- Sympathetically renovated to a very high standard.
- A range of traditional outbuildings.
- In an unrivalled coastal setting with views to the Orkney Isles.
- Full planning consent for three holiday lodges.
- Currently a highly successful holiday letting enterprise.
- Unspoilt heather moorland with lochans, rough grazing and beaches.
- Excellent sporting potential.

About 85 hectares (211 acres) in all.

Offers over £1,500,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Rispond Lodge Estate is a delightful, mixed amenity property comprising a rare combination of high quality elements in a manageable package and in a spectacular coastal location. Set on the shores of Loch Eriboll, this stunning and unique property comprises a main house with three letting cottages, approximately 211 acres of land, and Eilean Cluimhrig Island. Set on the edge of a horseshoe bay creating a natural harbour, externally the buildings remain very much as they were in the 18th Century and today the main house and outbuildings still reflect its original use as a small port for imports and exports across Europe.

The northern Highlands of Scotland is one of the few landscapes which is still largely unaltered by human interference and on this western edge of the mainland, the wildness has shaped an environment which is at once beautiful and dramatic and offers the opportunity to enjoy nature at its best. The estate offers excellent amenity with its sheltered harbour, walks across the coastal grassland dotted with herbs and wildflowers, and its coastline of rocky bays and cliffs. The waters around Rispond offer excellent sea fishing and sailing and there are various sheltered areas for fresh water swimming, while in the wider area there are sandy beaches popular with surfers, and high quality salmon fishing, as well as RSPB and Nature Scotland reserves which protect our rarest native wildlife and flora only seen in this part of the UK. There are good views of Ben Hope - the most northerly Munro in the UK - and Ben Loyal, which are just two of the challenging mountain climbs in the area.

In addition to the Rispond Estate sporting rights, the owner leases the sporting rights over an adjacent area of land extending to approximately 500 acres. Although these rights aren't currently exercised, this offers the potential for some enjoyable shooting, stalking, and salmon and trout fishing.

The village of Durness is about four miles away and has an excellent village shop, a doctors' surgery, filling station and primary school and Durness Golf Club is the most northerly golf course

in mainland Britain. Secondary schooling is available in Kinlochbervie and Tongue, both of which have a further range of shops and facilities. Inverness is about 2.5 hours' drive away and has all the facilities of a modern city along with its Airport with regular flights to the south and Europe.

DESCRIPTION

RISPOND LODGE

Rispond Lodge, which dates from 1765, is a strikingly handsome B Listed house. Little changed externally from when it was first built, the current owners acquired the property in 2011 and since then, in consultation with Historic Environment Scotland, and in compliance with all Highland Council planning regulations, have fully renovated the house to create beautifully appointed accommodation sympathetic to its original design and retaining many traditional features. The reception rooms and double height dining kitchen are beautifully proportioned, the spaces filled with coastal light and all with stunning views over the harbour. In addition, there is versatility in the layout with both the east wing and a portion of the west wing suitable for easy conversion to self-contained apartments to complement the existing letting portfolio. The bedrooms are on the first and second floors and are comfortable and welcoming, their interior finishes reflecting the coastal setting.

ACCOMMODATION

Ground Floor - Entrance Porch. Hall. Sitting Room. Family Room. Office/Reading Room. Garden Room. Dining Kitchen, Utility Room. 2 WCs.

Main First Floor - Two Bedrooms, one en suite. Bathroom.

East Wing First Floor - Galleried Office/Studio

West Wing First Floor - en suite Bedroom.

Main Second Floor - Three Bedrooms. Bathroom.

Rispond Lodge



Rispond Lodge



Rispond Lodge



Rispond Lodge



Rispond Lodge



GARDENS

At the front of the house is an enclosed courtyard garden with sheltered, flagstone sitting areas and beds planted with coastal tolerant shrubs. To one side of the house is a walled garden, currently laid to rough grass but with the potential to create a formal layout in a sheltered growing environment.

RISPOND HOLIDAY COTTAGES

The cottages, which are all B Listed, are managed through www.cottages.com and are let seasonally from April to October, achieving high occupancy levels with many repeat bookings.

RISPOND COTTAGE

Rispond Cottage was originally renovated in 2010 with further improvements made by the current owners.

ACCOMMODTION

Ground Floor - Entrance Porch. Hall. Bedroom. Bathroom.

First Floor - Open plan Sitting Room and Dining Kitchen.

There is an enclosed garden at the front of the cottage. This is laid to grass with an elevated sitting area adjacent to the front of the house.

THE FISH HOUSE

Originally used for processing and storing fish when Rispond was a busy harbour, the building has been renovated and converted by the current owners to create extremely comfortable and characterful four bedroom accommodation.

ACCOMMODATION

Ground Floor - Entrance Hall. TV Room. Boot Room. Bathroom. General Store. Two Bedrooms.

First Floor - Open plan Sitting Room and Dining Kitchen.

Second Floor - Two en suite Bedrooms.

There is an enclosed garden to the rear of the cottage. This is laid to grass and there is access from here to a laundry house shared with The Byre.

THE BYRE

Formerly used to house livestock and store fodder, The Byre has been renovated and converted to the same high standard as the other cottages by the current owners to create attractive and comfortable two bedroom accommodation.

ACCOMMODATION

Ground Floor - Open plan Sitting Room. Dining Kitchen. En suite Bedroom. Bedroom 2. Bathroom.

First Floor - Attic Playroom.

There is an enclosed garden to the rear of the cottage. This is laid to grass and there is access from here to a laundry house shared with The Fish House.

OUTBUILDINGS

A B Listed stone outbuilding, formerly a steading and byre, is now used as a boat house, garage and general store and within this is a barrel vaulted ice house.

THE JETTY AND HARBOUR

The stone jetty is B Listed and as the harbour is private, the owner of Rispond is considered the Harbour Master.

The jetty is business rated.



The Fish House



The Fish House



The Fish House



The Fish House



THE LAND

The land at Rispond Lodge Estate extends to approximately 211 acres and comprises rough grazing, heather moorland with a lochan, and low lying machair that leads to the coast. To the rear of the lodge and cottages is a paddock enclosed by beautiful dry stone walls, providing sheltered grazing for livestock during the colder months. Paths lead across the land to headlands and small rocky beaches, while inland the ground rises gently to give magnificent views across the landscape.

EILEAN CLUIMHRIG

The island, which forms part of Rispond Lodge Estate, lies to the north-east of Rispond and can be reached by boat and landing is possible in good weather.

HOLIDAY LODGES PLANNING CONSENT

Full planning consent Ref 21/05191/FUL <https://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=documents&keyVal=R205S9IHIMF00> was granted on 4th May 2022 for the erection of three holiday lodges, new access, septic tank and private water supply. These were envisaged as cabins built off site to comply with caravan regulations and to be transported and craned into place on site. The site of the lodges is discreetly located, well away from the lodge and cottages.

HOLIDAY COTTAGES

Rispond Holiday Cottages are let seasonally via www.cottages.com. The holiday business is well-established and very successful with high occupancy levels and many repeat bookings. The cottages are consistently awarded the Cottages.com Customer Choice Award. The owners oversee the running of the business, but the changeovers and cleaning are undertaken locally.

The potential exists to expand the business by extending the holiday letting season, converting one or both of the wings in the lodge to create further letting units, or by increasing the letting portfolio with the development of the holiday lodges a short distance from the house.

Further information on the holiday lets is available on request.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

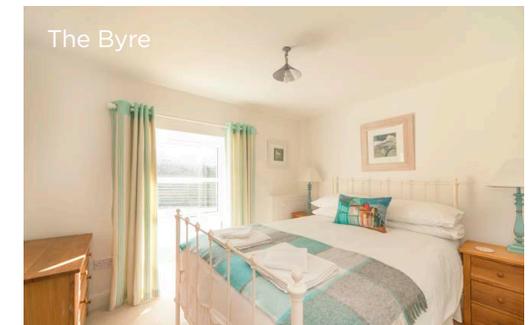
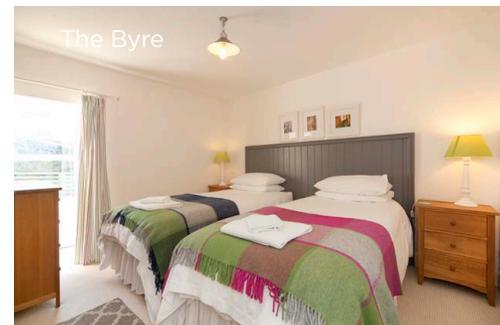
Water	Drainage	Heating	Council Tax	Broadband*	Mobile*	EPC	Tenure
Private - borehole	Private	Oil fired	Rispond Lodge - F The Cottage - business rated The Byre - C The Fish House - F	Satellite	Available	Rispond Lodge - D The Cottage - D The Byre - D The Fish House - C	Freehold

*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>

NOTES

A local fisherman has for a number of years been permitted a rent free licence to park a vehicle by the harbour and also launch and recover a fishing boat and moor it in the harbour. The seller hopes that the purchaser will allow this arrangement to continue.

The owner currently leases the sporting rights over an area of land lying just to the south of Rispond Lodge Estate and extending to approximately 500 acres. The lease runs until 2036 and can be assigned to the new owner. Further information on this is available on request.





Rispond Lodge, Durness IV27 4QE

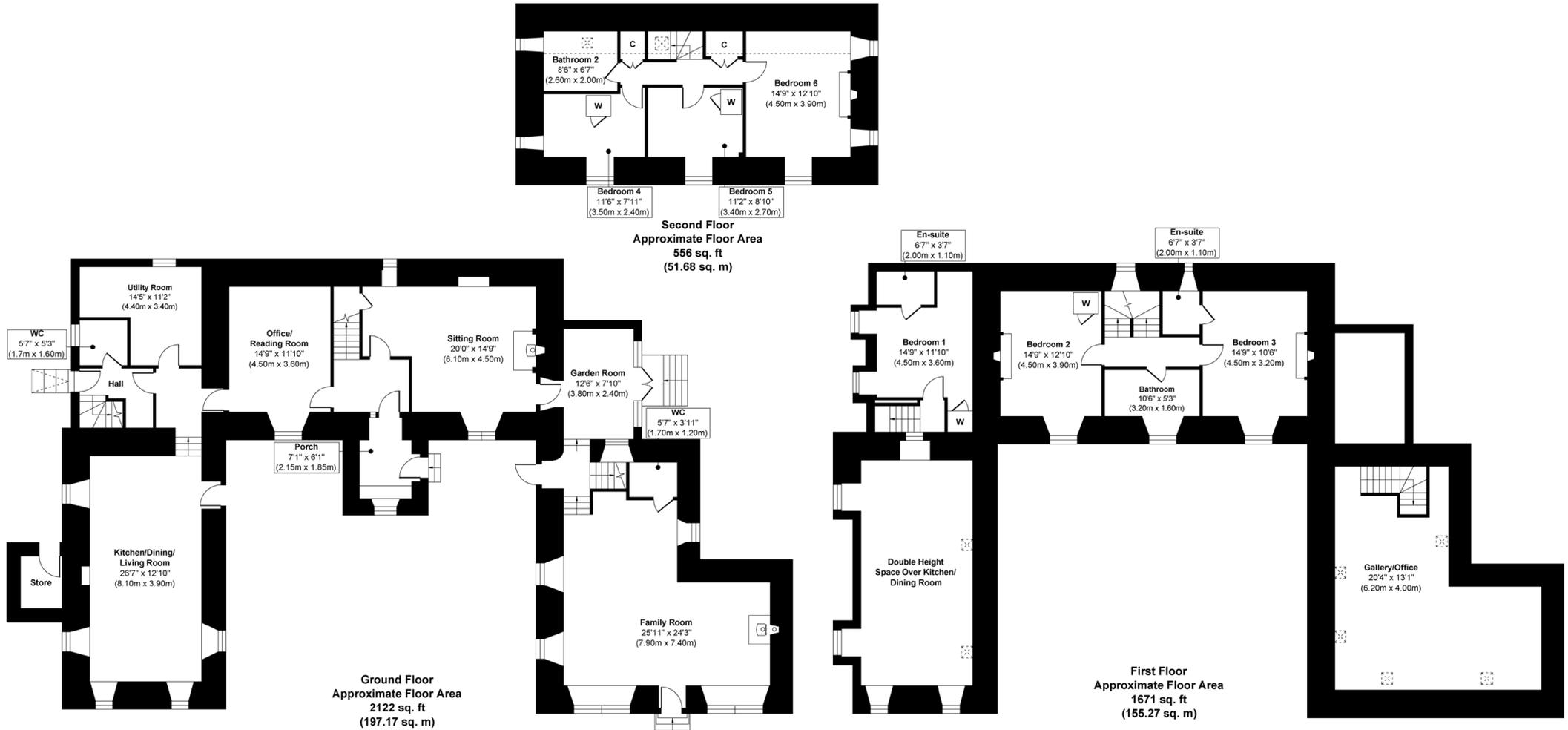


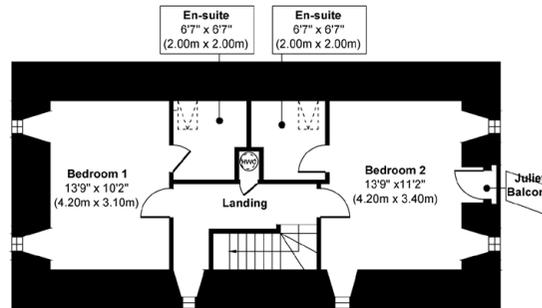
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Produced by Elements Property

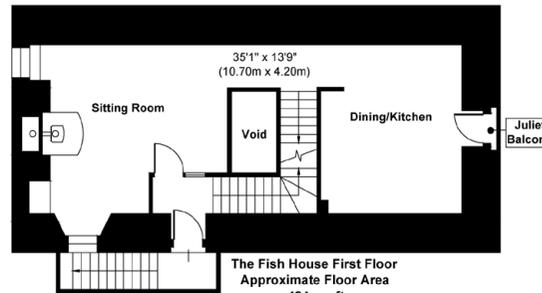
IMPORTANT NOTES

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 sales 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, together with proof of funding and identification. 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. Photographs taken in October 2020.

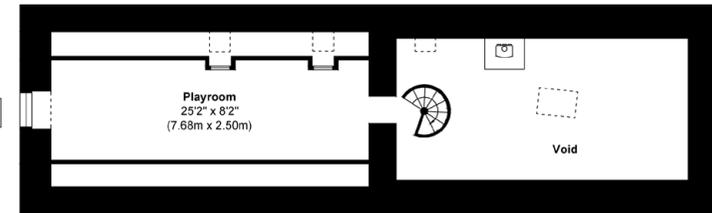
Rispond Cottages, Durness IV27 4QE



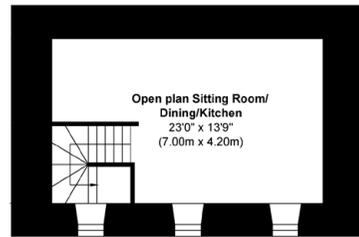
The Fish House Second Floor
Approximate Floor Area
473 sq. ft
(44.00 sq. m)



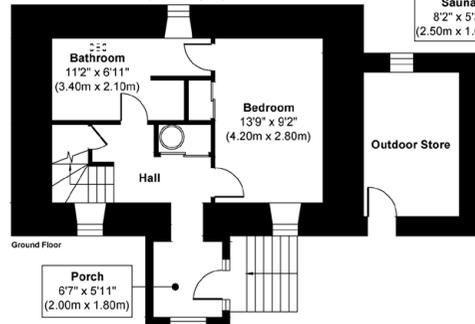
The Fish House First Floor
Approximate Floor Area
484 sq. ft
(45.03 sq. m)



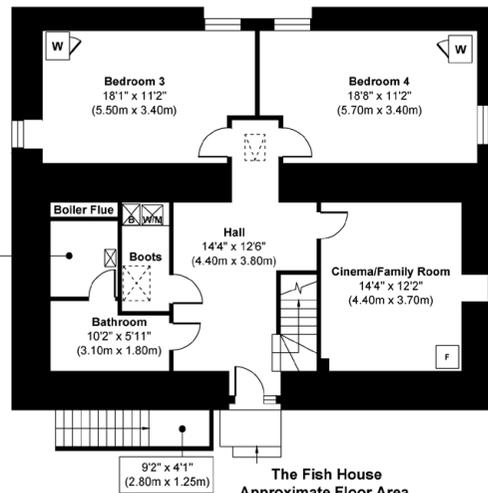
The Byre Attic Floor
Approximate Floor Area
225 sq. ft
(20.93 sq. m)



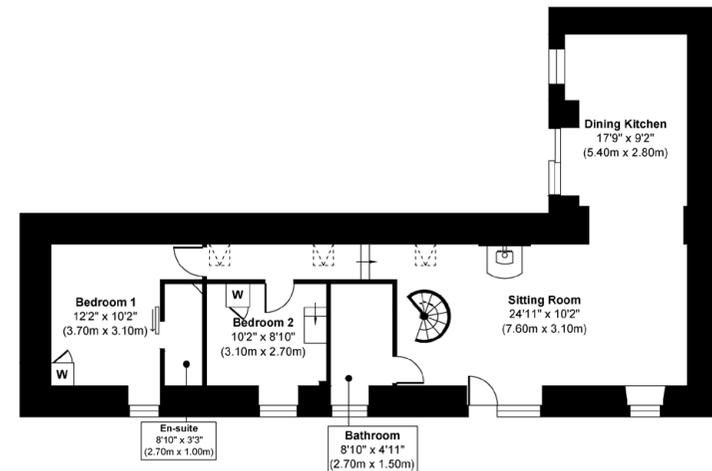
First Floor
Approximate Floor Area
275 sq. ft
(25.56 sq. m)



Rispond Cottage
Approximate Floor Area
369 sq. ft
(34.33 sq. m)



The Fish House
Approximate Floor Area
1067 sq. ft
(99.16 sq. m)



The Byre
Approximate Floor Area
838 sq. ft
(77.92 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

DIRECTIONS

Exact grid location – What3Words - <https://w3w.co/refills.multiples.cultivation>

MOVEABLES

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

The holiday cottages are sold as seen, fully furnished.

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.

The holiday cottages letting period is from the middle of April until October. When the cottages are occupied, internal viewings can only be carried out on Saturday mornings. However, Rispond Lodge, the outbuildings and estate can be viewed during the week.

POST CODE

IV27 4QE

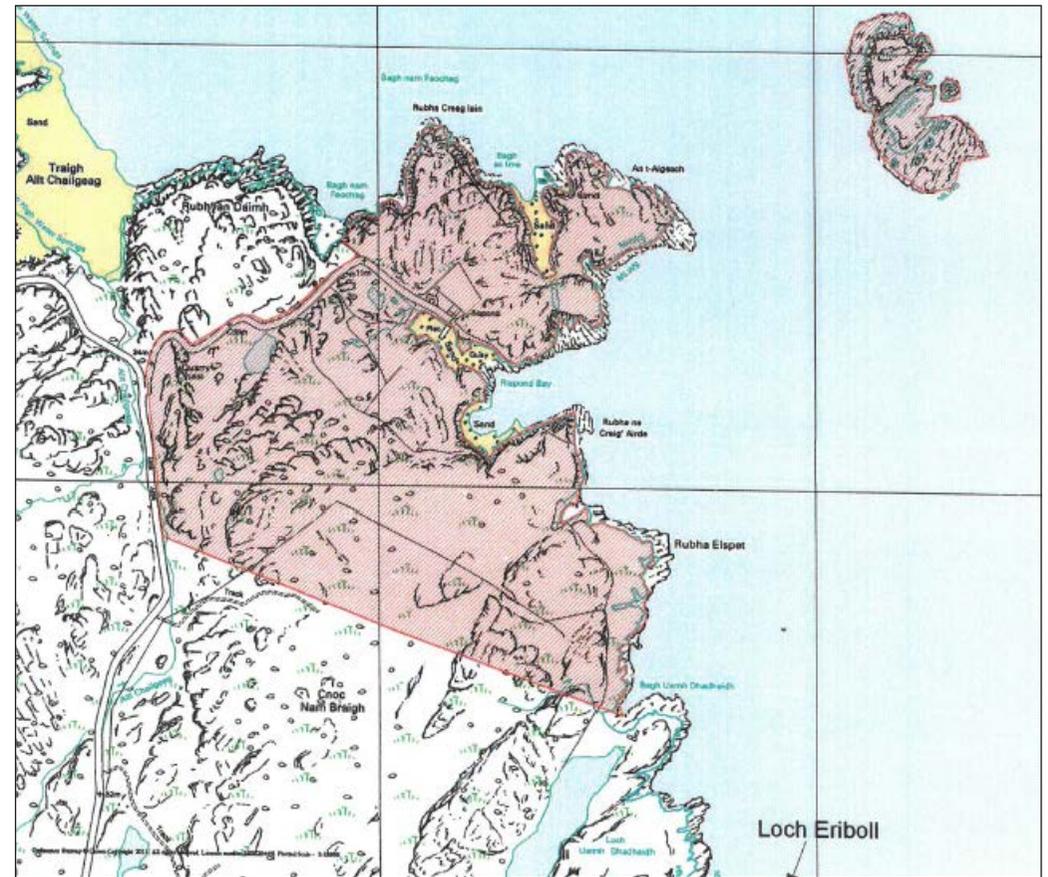
SOLICITORS

Thorntons, 53 East High Street, Forfar DD8 2EL

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.





Galbraith


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