



Isle of Skye's only independent Estate Agent
Covering Skye, Lochalsh & Wester Ross

EXTERNAL:

GARDEN ROOM: Approx. 4.34m (at widest point) x 3.30m

Glazed sliding patio door with glazed side panel to front elevation with splendid views to Lochbay and beyond, full length window to rear elevation, painted paneling to walls and ceiling, electric panel heater, fitted storage, tile floor.

OFFICE/STUDIO: Approx. 3.36m x 2.37m

Half glazed uPVC door, window to side elevation, ceiling spotlights, timber flooring.. Large shelved storage area.

ATTACHED SMALL ART GALLERY/STUDIO (Cuckoo Tree Art Studio): Approx. 3.74m x 3.28m (at widest point)

uPVC half glazed door, window to side elevation, semi-vaulted ceiling with painted beams, ceiling spotlights, wood laminate flooring.

SUBSTANTIAL WORKSHOP/STORE: Approx. 3.42m x 1.84m

Metal roof, adjacent water tap.

SECOND GARDEN STORE

Substantial timber store, metal roof.

GARDEN:

Accessed directly from the township road, a designated parking area for several vehicle is at the front of the property with additional off-road parking for one vehicle. Chipped access leads to a pretty courtyard front garden, the attractive stepped garden grounds are mainly to the front, rear and side of the property and are laid to grass with an abundance of mature planting, trees, raised beds and sitting areas. To the rear of the property is an extensive sheltered decked area from which to enjoy the glorious Skye sunsets.

EXTRAS: Included in the sale are all fitted floor coverings, blinds, and integrated appliances.

SERVICE: Mains electricity, mains water, drainage to septic tank, ultra high speed broadband is available.

COUNCIL TAX: D

HOME REPORT: Available by contacting the RE/MAX Skye office.

EPC Rating: F (31)

Directions: Follow the A87 north, taking the A863 at Sligachan, follow this road to Dunvegan, on leaving the village take the A850 to the right, continue until you reach the B886 signposted Waternish on your left.

Follow the Waternish road for approximately 3.5miles. 12 Lochbay is on the left, the second property after the thatched cottage. The parking area is defined by white stones.

Entry: At a date to be mutually agreed.

Viewing: Viewing of this property is essential to be fully appreciated. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing info@remax-skye.net

Offers: Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, Garbh Chriochan, Teangue, Isle of Skye IV44 8RE. Email: info@remax-skye.net.

Interest: It is important that your solicitor notifies this office of your interest otherwise the property may be sold without your knowledge.



FOR SALE



12 Lochbay

Waternish, Isle of Skye, IV55 8GD

Stunning Skye sunsets and breathtaking unrestricted loch views

4 bedroom (1 en-suite) extended croft house

Excellent order throughout

Finalist in BBC Scotland's Home of the Year 2023

Pretty elevated garden grounds

Sought after area of Lochbay on the Waternish Peninsula

EPC Rating: F (31)

Offers in the Region of £525,000



Garbh Chriochan, Teangue, Isle of Skye, IV44 8RE

Tel: 01471 822900
www.remax-skye.net
Email: info@remax-skye.net

Opening Times:
Monday – Friday 9.00am - 5.00pm
Saturday – By Appointment

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

IMPORTANT INFORMATION: These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to and does not form any contract.

Enjoying breathtaking panoramic views of Lochbay and beyond, 12 Lochbay is a spacious 4 bedroom (1 en-suite) 1.5 storey, extended, historic croft house in the sought-after area of Lochbay on the Waterish Peninsula in NW Skye. This tastefully extended and beautifully presented property enjoys the additional accolade of being a finalist in BBC Scotland's Home of the Year 2023, footage of which can be viewed on BBC iPlayer. Offered in excellent order throughout the layout and configuration of this unique and generously proportioned property offers a myriad of options and will suit a variety of purchasers. The pretty elevated garden grounds offer a peaceful location from which to enjoy the spectacular beauty of the Skye sunsets. The perfect opportunity to purchase a well-proportioned home, in walk-in condition, which must be seen to be fully appreciated. Call RE/MAX Skye today to view on 01471 822900 to arrange your viewing appointment.

Property comprises:

Ground Floor: Sun Lounge/Dining Room, Semi-Open Plan Lounge/Kitchen/Breakfast Room, Internal Hallway/Utility Area, Cloak/Laundry Room

Annex: Bedroom with En-Suite Shower Room, Open-Plan Living Room

Upper Floor: 3 Bedrooms Bathroom

Attic floor: Workshop/Store

External: Detached Garden Room, Attached Small Art Gallery/Studio, Office/Studio, 2 Garden Stores, Garden Grounds

Location: The Waterish Peninsula was once a bloody battlefield between the MacLeod and MacDonald Clans. Evidence still found today with the remains of Trumpan Church, a reminder of how brutal island life once was. These days Waterish offers a peaceful and relaxed lifestyle with dramatic coastal scenery and regular sightings of sea eagles, whales, dolphins, and porpoises. Close by is Stein, a model fishing village designed by Thomas Telford in the late 1700's. Here you will find Skye's oldest inn (The Stein Inn) along with the renowned Loch Bay Seafood Restaurant. Waterish has a thriving community with regular activities and events in the village hall, a primary school, Skye Skyns workshop, local diving centre, boat trips, craft and art galleries and a pottery. A selection of local amenities can be found in Dunvegan just 10 minutes' drive away including Medical Centre, restaurants, shops, garage, and Primary school.

ACCOMODATION: 12 Lochbay extends to some 201m², the original stone cottage is around 200 years old with several later extensions. The property benefits LPG central heating via a combi boiler to radiators supplemented by a multi-fuel stove in the sitting room and double glazing throughout. The property has been extensively upgraded by the current owners and now offers stylish, spacious, and flexible accommodation. The recent addition of the garden room creates the perfect space to enjoy an evening tittle and watch the stunning Skye sunsets and the stunning unrestricted loch views.

SUN LOUNGE/DINING ROOM: Approx. 5.27m x 3.41m Solid timber external entry door, two large windows to rear elevation with unrestricted views of Lochbay, three windows to rear elevation, built-in coats cupboard, 'live edge' timber feature shelving and built-in seating. Painted wood paneling to one wall, painted stone wall, radiator, timber flooring, glazed door to rear elevation opening onto extensive raised deck, access to lounge:

SEMI-OPEN PLAN LOUNGE/KITCHEN: A spacious semi-open plan area:

LOUNGE AREA: Approx. 4.94m x 4.54m Part glazed door, deep sill window to front elevation with loch views, deep sill window to side elevation, inset freestanding multi-fuel stove set into a feature painted stone wall, painted beamed ceiling, ceiling spotlights, two radiators, timber floor, access to kitchen and stairs to upper floor:



KITCHEN/BREAKFAST AREA: Approx. 4.56m x 4.43m (at widest points) Open access, window to side elevation with fitted window seat, extensive range of painted wood wall and base units, oak worktops, ceramic double sink, Everhot, eco (fully programmable) electric range cooker, integrated Miele dishwasher and space for American style fridge freezer. Spacious island unit with pendant lighting, oak worktops, cupboards and breakfast area. Feature painted stone walls, tiled splash backs, painted beamed ceiling, radiator, timber floor, access to utility area:

INTERNAL HALLWAY/UTILITY AREA: Approx. 4.58m x 2.08m (at widest point) Open access, four steps rise, window to side elevation, fitted oak worktop with space for fridge and freezer, under stair cupboard, painted wood paneling to one wall, radiator, timber floor, access to cloakroom/laundry room, stair to attic room:

CLOAKROOM/LAUNDRY ROOM: approx. 2.05m x 1.27m Wall mounted wash hand basin, WC, worktop with space and plumbing for washing machine and tumble drier, part painted paneling to walls, ladder radiator, downlights, timber floor.

ATTIC ROOM: Open tread timber stair to a useful store/workshop, extensive sea view from Velux window to front elevation, window to side elevation, wood laminate flooring.

STAIRS AND UPPER FLOOR LANDING: Open tread timber stair rises from the lounge to a carpeted landing, painted beamed ceiling, painted paneling to dado height, radiator, access to three bedrooms, bathroom:

MASTER BEDROOM: Approx. 6.00m x 2.77m (at widest points and under coomb) Ledge & brace door, windows to front and side elevations enjoying views to Lochbay, and extensive sea views towards Outer Hebrides, painted feature (part) stone wall, semi-fitted wardrobes, cupboard, drawers, radiator, fitted carpet.

BEDROOM 3: Approx. 4.20m (at widest point) x 2.84m (under coomb) Ledge & brace door, painted feature (part) stone wall, Velux to rear elevation, radiator, fitted carpet.

BATHROOM: Approx. 2.30m (under coomb) x 1.62m Ledge & brace door, Velux to rear elevation, free standing bath, circular marble basin set on an oak cupboard, WC, spotlight cluster, ladder radiator, tile floor.

BEDROOM 2: Approx. 3.63m x 3.19m (under coomb) Ledge & brace door, deep sill window to side elevation, semi-fitted wardrobe and cupboard. Large walk-in storage area with potential for conversion to en-suite, radiator, fitted carpet.

ANNEX: Self-contained guest suite which could easily be incorporated back into the main house if required.

OPEN PLAN KITCHEN/SITTING ROOM: Approx. 4.56m x 2.92m (at widest points) Double height ceiling feature to sitting/dining area, picture window to side elevation with garden and loch views, Elfin stainless all in one kitchen area incorporating sink, two electric rings, combi-microwave and fridge, ceiling mounted spotlights, radiator, timber flooring, access to bedroom:

BEDROOM: Approx. 2.89m x 2.48m Window to front elevation, wall light, timber flooring, access to en-suite.

EN-SUITE: Approx. 2.04m x 1.48m Window to rear elevation, double shower cubicle with raindrop shower head, corner wall mounted basin, WC, painted paneling to walls and ceiling, downlights, ladder radiator, painted timber floor.



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