



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

EXTERNAL

DETACHED TWO CAR GARAGE

Block construction, pitch tile roof, electrically operated double door, personal door to side, power, lights, water supply, full length workbench and racking'

GARDEN AND LAND:

Sitting within two acres of freehold land (to be confirmed by title plan), the property is approached via a gated chipped driveway which provides parking for several vehicles and gives access to the detached double garage. The garden grounds immediately surrounding the house are laid to grass with mature trees and shrubs. Adjacent are an orchard, fruit cages, pond and fenced vegetable garden there is also a raised deck to the rear of the property offering a tranquil space from which to enjoy the peaceful setting and enjoy al fresco dining. The adjacent elevated plot of 1 acre is easily accessible and has Planning in Principle in perpetuity. Both are set within fully deer fenced grounds with two ponds and bounded by a burn to the rear boundary. This package also offers a commercial opportunity with ample space for the erection of pods, yurts or holiday chalets subject to appropriate planning consents being obtained.

EXTRAS: Included in the sale are all fitted floor coverings and integrated appliances. Other items may be available by separate negotiation.

SERVICES: Mains electricity, mains water, drainage to septic tank, fibre optic to property internet connection.

HOME REPORT & FLOOR PLAN: Contact the RE/MAX Skye office
EPC Rating: C (76)
COUNCIL TAX: F

DIRECTIONS: From the main B884 Glendale road turn right when you see the sign for Husabost after passing through Colbost, shortly after entering this road you will see a sign under the post box for Totaig House on your left. Then up the 140 meter drive

ENTRY: At a date to be mutually agreed.

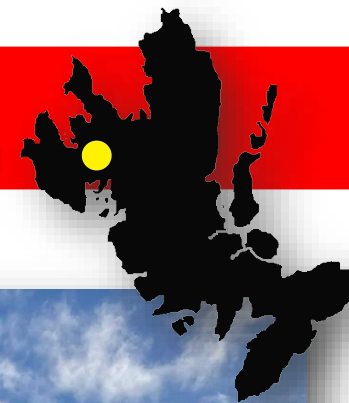
VIEWING: Viewing of this property is essential. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing info@remax-skye.net

OFFERS: Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, Main Street, Broadford, Isle of Skye, IV49 9AE. Fax no. 01471 822950. Email. info@remax-skye.net

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



FOR SALE



Totaig House & Plot

23 Colbost, Isle of Skye, IV55 8ZT

Stylish well-proportioned modern, 3 bedroom (1 en-suite), property

Tranquilly nestled within 2 acres of freehold ground

Views to Loch Dunvegan, walk-in condition

Maintained garden ground incorporating an orchard, fruit cages and natural pond

Adjacent 1 acre, builder ready plot

EPC Rating: C (76)

Offers in the Region Of £525,000

RE/MAX[®] Skye

Main Street, Broadford, Isle of Skye, Scotland IV49 9AE

Tel: 01471 822900
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Opening Times:
Monday – Friday 9.00am - 5.00pm
Saturday – By Appointment

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.

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.

Nestling tranquilly within approximately two acres of freehold ground, Totaig House is a modern 3 bedroom (1 en-suite) detached 1.5 storey house with an additional generous house site with planning in perpetuity, located within the small crofting township of Colbost in the scenic Duirinish Peninsula in North-West Skye. This stylish well-proportioned property is offered in walk-in condition and enjoys delightful views of Loch Dunvegan over the Minch to the Outer Isles. The charming near garden ground is well maintained and incorporates an orchard, fruit cages and natural pond overflowing with wildlife, whilst the adjacent, elevated 'builder ready' plot extends to approximately 1 acre. Conveniently located for all facilities in Dunvegan and only a short distance from the world famous Three Chimneys Restaurant, this unique package offers a perfect opportunity to purchase an excellent family home or rural retreat and should be seen to fully appreciate the idyllic setting.

Call RE/MAX Skye today on 01471 822900 to arrange your viewing appointment.

Property comprises:

GROUND FLOOR: Entrance Reception Room, Lounge, Kitchen/Dining Room, Utility Room, Cloakroom,

Walk-in Sore Cupboard

UPPER FLOOR: Generous Landing, 3 Bedrooms (1 en-suite), Bathroom

EXTERNAL: Detached Two Car Garage, approximately 2 acres Freehold Ground, Plot 1 acre Freehold Ground

LOCATION:

The small crofting township of Colbost consists of a scattering of houses in the northwest of Skye, just a short distance from the village of Glendale where you can find local amenities such as a local shop, Post Office, cafe/restaurant and community hall. This is an area rich in sights and places of interest, close to Neist Point Lighthouse, Dunvegan Castle, Borreraig Park Piping Museum and MacCrimmons Cairn. Also close by are the breathtaking coral beaches and McLeod's Tables Mountains. Local walks take you to quiet bays, waterfalls, river pools and deserted village ruins. Rich in wildlife and stunning scenery, the area offers plentiful opportunities for outdoor pursuits such as hillwalking, fishing, cycling etc. Dunvegan is North-West Skye's main village, which is approximately 7 miles away and offers a range of amenities including a bi-lingual nursery and primary school. A wider range of facilities are available in the island's capital of Portree approximately 32 miles away.

ACCOMMODATION:

Totaig House was completed in 2010 and extends to some 174m², the property benefits from uPVC double glazing and oil-fired central heating via a Grant oil fired boiler to radiators throughout supplemented by an open fire in the lounge. The property is set within 2+ acres of deer fenced freehold ground, the adjacent plot extending to 1 acre.

PLANNING REFERENCE: Highland Council 04/00185/OUTSL granted August 2004, valid in perpetuity.



ENTRANCE RECEPTION ROOM: Approx. 5.70m (at widest point) x 4.18m Three steps rise to glazed uPVC door to side elevation, wall of windows to front elevation with views to Loch Dunvegan, window to side elevation, under stair cupboard, downlights, two radiators, vinyl flooring, access to lounge, kitchen/dining room, utility room, stairs to upper floor:

LOUNGE: Approx. 6.59m x 4.13m Double multi-pane glazed door open into a spacious light filled room with French doors to the front elevation and window to the rear elevation, open fireplace with cast iron insert, stone hearth and timber surround, two radiators, fitted carpet.

KITCHEN/DINING ROOM: Approx. 6.59m x 4.13m Double opening multi-pane doors, French doors to front elevation with loch views, windows to rear and side elevations, extensive range of wall and base units with worktop over, stainless steel sink, integrated oven with hob and stainless-steel extractor over, integrated fridge, integrated dishwasher, tiling to splash backs, two spotlight tracks, two radiators, vinyl flooring, ample space for table and chairs.

UTILITY ROOM: Approx. 3.08m x 2.56m Window to rear elevation, worktop with cupboard under and space and plumbing for washing machine, walk-in cupboard, spotlight track, radiator, vinyl flooring, frosted glazed door to rear elevation, access to cloakroom:

CLOAKROOM: Approx. 1.60m x 1.00m Small corner wall mounted sink, WC, radiator, vinyl flooring.

STAIRS AND LANDING: Carpeted stairs rise to a generous carpeted mezzanine landing.

MEZZANINE LANDING: Approx. 5.05m (at widest point under coombs) x 4.17m Three Velux windows to front elevation, two spotlight tracks, access to loft via integral ladder, bedrooms, bathroom:

BEDROOM 1: Approx. 4.48m (under coomb) x 4.03m Window to front elevation, radiator, fitted carpet, access to en-suite:
En-Suite: Approx. 4.03m x 1.98m (under coomb) Velux window to rear elevation, shower cubicle, pedestal wash hand basin, WC, spotlight track, radiator, vinyl flooring.

BEDROOM 2: Approx. 4.03m x 3.58m (under coomb) Window to front elevation with loch views, radiator, fitted carpet.

BEDROOM 3: Approx. 4.03m x 2.88m (under coomb) Velux window to rear elevation, window to side elevation, spotlight track, radiator, fitted carpet.



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