



The Isle of Skye Estate Agency

www.iosea.co.uk

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Portree Office: sales@iosea.co.uk

01478 612 683

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01599 534 555



£22,500 BELOW HOME REPORT VALUE

Luib House, Luib

5 W.C

Sea Front

4 Bedrooms

Oil CH

Offers Over

Large Garden

B&B

£315,000

Spacious

Amazing Views

Description:

Luib House is a charming 17th century extended croft house boasting wonderful views over Loch Ainort towards Raasay and the surrounding countryside. This beautiful property preserves old character and charm while creating a spacious home that over the years has been sympathetically extended into a successful B&B.

Standing in a prominent position within a picturesque area of diverse landscape and attractive coastline, Luib House oozes character and charm with features including exposed stone walls, deep window sills which illustrate the thickness of the construction and V lining in various rooms.

Over the years the property has been extensively renovated to create a comfortable Bed & Breakfast in keeping with the style of property. Recently renovations had begun to provide self catering accommodation to one end of the property and owner accommodation to the other. The four large bedrooms all have private bathrooms or en-suite and the three social areas provide huge scope for how the property is utilised; which has the potential to be a Bed and Breakfast or self-catering with owner accommodation, two self-catering lets, or a large family home.

Location:

Luib is uniquely positioned to capture the views across Loch Ainort and towards the islands of Scalpay and Raasay. Luib is a small crofting township with shore and moorland walks right on the doorstep, ideal for wildlife and bird life enthusiasts, yet is close to amenities. The thriving larger village of Broadford is some 7 miles away and provides amenities such as doctors, hospital, primary schooling and churches, along with excellent local services including a supermarket, petrol station, bank, builder's merchant, hairdressers and a varied range of shops, hotels, bars and restaurants. Portree the Island's capital is some 18 miles to the north where there are enhanced facilities you would expect of a larger settlement and where secondary schooling is also available. The Skye Bridge is approximately 18 miles to the east giving easy access to the mainland.



Rooms

Ground Floor

Utility

8'02 x 23'02 (2.5m x 7.06m)

W.C

4'10 x 4'02 (1.28m x 1.47m)

Kitchen

15'03 x 13'07 (4.65m x 4.14m)at max

Front Porch

4'04 x 7'04 (1.33m x 2.23m)

Living Room

13'08 x 17'10 (4.16m x 5.46m)

Dining Room/Guest Kitchen

19'01 x 12'03 (5.82m x 3.75m)

Porch

5'03 x 8'10 (1.61m x 2.71m)

Shower Room

6'06 x 5'00 (1.99m x 1.54m)

Bedroom One

12'03 x 10'01 (3.74m x 3.08m)

First Floor

Bedroom Two

15'02 x 13'08 (4.64m x 4.17m)

Bathroom

13'08 x 10'04 (4.18m x 3.16m)at max

Landing

Bedroom 3

16'00 x 11'08 (4.88m x 3.56m) at max

En-suite

2'03 x 11'07 (.61m x 3.54m)

Bedroom 4

13'06 x 15'03 (4.31m x 4.66m) at max

En-suite

6'02 x 10'09 (1.89m x 3.28m)

Sitting Room

16'06 x 19'00 (5.02m x 5.80m)





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Services:

Oil Fired Central Heating, Mains Electricity and water

Council Tax:

Band E

EPC Rating:

Band F

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

Entry:

By mutual agreement.

Directions:

From Broadford take the A87 east and after c. 7 miles you will reach Luib continue a very short distance and Luib House sits directly off the road on your left.



It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.

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IV51 9ER

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Kyle of Lochalsh
Ross-Shire
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