

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 your 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.



Location: Totai is a friendly crofting township situated on the beautiful Duirinish peninsula from which there are desirable open views across Loch Dunvegan and beyond. Glendale is located only 2 miles away and hosts a local shop and school. The nearest main village is that of Dunvegan a few miles away which has good local services including grocer's shops, a baker's shop, a modern medical centre, hotels, restaurants and a primary school. Portree the Islands capital is 22 miles to the southwest and offers excellent services including secondary schooling.



Directions: From Portree take the A87 and head north to Dunvegan. From Dunvegan, follow the signs for Glendale on the B884. Continue on the single track road for approximately 5 miles until you reach Colbost and pass by The Three Chimneys Restaurant. Continue along the uphill route until you approach a sign for Husabost on the right hand side. Drive down the hill, then up again. The road then levels off, and The Shelling and 6 Totai (look out for a wooden sign) are visible. "6" on the other side of the road). The Shelling is exactly 0.7 miles from the turn-off for Husabost.

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.

EPC Rating: 6 Totai Band G
The Shelling Band: E

Services: Mains electricity and water. Drainage to septic tank, one for each property. Telephone and Broadband.

Council Tax: Band C

The Isle of Skye Estate Agency

www.iosea.co.uk

Portree Office: sales@iosea.co.uk
01478 612 683
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01599 534 555

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6 Totai & The Shelling, Husabost, Isle of Skye

Delightful Traditional Detached Property
3 Bedrooms with Sea Views

Exclusive Shore Access and Stunning Sea Views
The Shielings 1 Bed Wooden Chalet

Offers In the Region £340,000

Double Glazing, Wood Burning Stove
7 Acre Worked Croft Ample Outbuildings

Description:

6 Totaig and The Sheiling offers purchasers a delightful package of a traditional 3 bedroom croft house, a beautiful modern one bedroom chalet and substantial worked croft land with several out buildings and exclusive shore access. All boasting stunning views across Loch Dunvegan to the Coral Beach, Dunvegan Castle, Western Isles and Cuillin mountain range beyond.

6 Totaig is a wonderful traditional detached croft house seated in a prime location with far reaching views in the wonderful Western edge of Skye. The property benefits from large living accommodation, including entrance porch, hallway, lounge, kitchen, diner, bathroom, three bedrooms, family bathroom, solid wooden flooring, v-lining, double glazing, an open fire and solid fuel Rayburn with back boiler providing heating. The property has been tastefully renovated to reflect the traditional interior and incorporate natural features throughout.

In addition to the main dwelling there is The Sheiling which is a beautiful one bedroom wooden chalet ideally situated to take in the stunning views on offer. Boasting a bright natural neutral interior with large warm open plan living and a wonderful raised decking area to take in all the views. An excellent addition providing a great holiday letting opportunity as is its current use.

6 Totaig and The Sheiling sit within a 7 acre (to be confirmed by title deeds) tenanted croft and a further 11 acres (to be confirmed by title deeds) permanent apportionment land of which has been laid mainly to native woodland.

6 Totaig would make an ideal package for those looking for a wonderful family home with working croft and holiday letting accommodation in an idyllic quiet location with wonderful sea and mountain views. A truly wonderful opportunity and a must see for any interested parties. The domain names for "The Sheiling" and "Skye Vegetables" can also be included in the sale if wished.

Garden

6 Totaig sits within its own de-crofted garden grounds with a delightful gated entrance to the front of the garden. Parking is provided to the side of the property or across the road at the top of the croft. The garden is bordered by well established shrubs, bushes and trees, is fully enclosed and laid mainly to lawn with a seating area to the side to enjoy the sun. There is a wood store / shed to the side that has recently been re-roofed and painted.

Croft Land

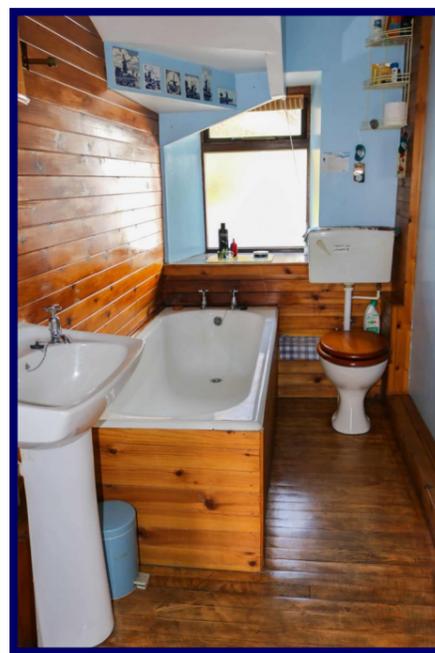
6 Totaig sits within a 7 acre (to be confirmed by title deeds) tenanted croft with a further 11 acres (to be confirmed by title deeds) permanent apportionment land of which is laid mainly to native woodland. The croft land has been well kept and worked for many years with access taken from the township road leading down to The Sheiling with access continuing down to the large shed.

The croft land is fully enclosed by deer fencing and hosts large gates, with a quaint metal gate leading down through the native woodland to the shore (this is steep and requires good footwear and a good level of fitness). At the shore there is a seating area to enjoy the views on offer along with private mooring licence.

The croft is carefully managed to provide a wonderful wildlife habitat for flora and fauna with several seating areas provided to admire the view, a large soft fruit garden, apple trees, native woodland areas, a pond and small stream running through.

Two large poly tunnels along with a large number of well established and fertile raised beds and open growing areas which present a fantastic opportunity either for self sufficient fruit and vegetable production or for the use as a small market garden as has been done so successfully for the last 14 years, and there is also a large wooden agricultural shed currently used as a workshop.

There is an original byre which has been tastefully rebuilt with a roof being added to create a wonderful storage space just off the main township road. The croft land offers the potential for further development to suit prospective purchasers requirements.



Room sizes

6 Totaig:

Ground Floor:

Entrance Porch: 6'01" x 6'00" (1.86m x 1.84m) **En-**

trance Hallway: 7'09" x 4'05" (2.37m x 1.36m)

Lounge: 13'04" x 11'03" (4.07m x 3.56m)

Bathroom: 8'08" x 4'07" (2.66m x 1.42m)

Dining Room: 13'04" x 10'00" (4.08m x 3.06m)

Kitchen: 12'01" x 11'08" (3.56m x 3.70m)

Shed: 5'05" x 4'10" (1.54m x 1.25m)

Upper Floor:

Landing: 7'10" x 7'08" (2.41m x 2.35m) at max

Bedroom One: 13'08" x 11'10" (4.18m x 3.62m) at max

Bedroom Two: 13'08" x 9'09" (4.18m x 2.99m) at max.

Bedroom Three: 10'05" x 5'07" (3.19m x 1.72m)

The Sheiling:

Open Plan Living: 20'07" x 10'09" (6.29m x 3.29m)

Bedroom: 10'08" x 8'06" (3.27m x 2.61m)

Shower Room: 5'02" x 4'11" (1.58m x 1.51m)

Store Area: 5'02" x 4'11" (1.60m x 1.50m)

