



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



Brook Cottage, Letterfearn, Kyle, IV40 8HT.

Offers Over £235,000

Detached Property

Electric Panel Heating

Quiet Area

Three Double Bedrooms

Private Garden Grounds

Spectacular Loch & Mountain Views

Description:

Brook Cottage is a delightful three bedroom traditional cottage located in the idyllic hamlet of Letterfean affording widespread views across Loch Duich towards the Five Sisters of Kintail.

Brook Cottage is an immaculately presented three bedroom property set within generous garden grounds located in a stunning waterside position boasting widespread loch and mountain views. The property retains much of its character and charm and offers ample living space together with well-appointed bedrooms.

The accommodation within is set out over two floors with the lower level comprising of a welcoming entrance vestibule, living room, kitchen, bedroom and bathroom. The staircase leads to a landing granting access to two further bedrooms and a box room providing space for storage. The property further benefits from UPVC double glazing, electric panel heating and two open fireplaces.

Externally the property sits within spacious garden grounds which extend up to the rear of the subjects and are mainly laid to lawn. There is a gravelled driveway to the side which provides space for parking with a gravelled pathway leading up to the entrance of the property. The garden also hosts a detached shed to the rear. From the garden grounds, extensive views over Loch Duich can be enjoyed together with the Five Sisters of Kintail peaks set in the distance. From the shore directly in front of the property, views towards Eilean Donan Castle can also be afforded.

Brook Cottage provides a fantastic opportunity to purchase a charming home and must be viewed to fully appreciate the beautiful setting and views on offer.



Room sizes

Ground Floor:

Entrance Vestibule: 2.30m x 1.59m
(7'06 x 5'02) at max.

Living Room: 3.87m x 2.93m (12'08 x 9'07).

Kitchen: 4.63m x 2.87m (15'02 x 9'05)
at max.

Bedroom One: 3.86m x 2.94m (12'07 x 9'07).

Bathroom: 2.47m x 1.30m (8'01 x 4'03).



First Floor:

Landing: 2.30m x 2.16m (7'06 x 7'00).

Box Room: 1.75m x 0.93m (5'09 x 3'00).

Bedroom Two: 3.88m x 2.94m (12'08 x 9'07).

Bedroom Three: 3.88m x 2.95m (12'08 x 9'08).





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Services:

Mains Water & Electricity. Drainage by way of private septic tank. Electric Panel Heating.

Council Tax: Band C

EPC Rating:

Band G

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

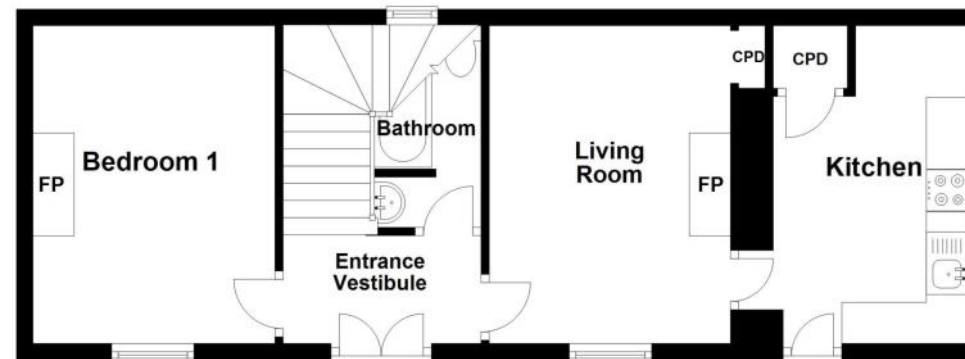
Entry:

By mutual agreement.

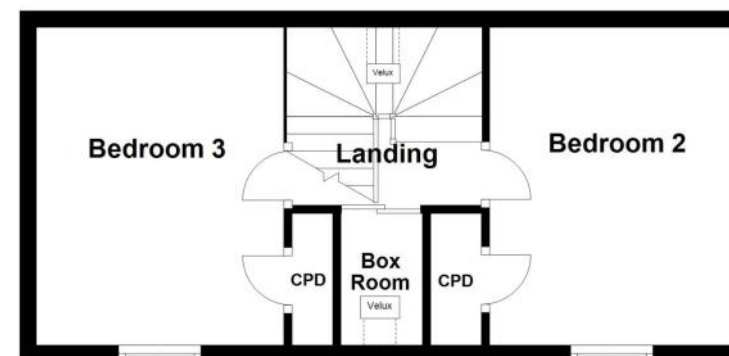
Directions: From the A87 at Shiel Bridge take the road towards Glenelg (ferry terminal), after 1 mile take the right turning signposted to Letterfearn. Follow the road for some 4 miles and the property is located on the left hand side with a hedge surround and parking space directly in front.

Location: The area is an excellent base for outdoor pursuits with many coastal and mountain walks, climbing and water sports which also provide the opportunity to spot a host of local wildlife. Letterfearn is located approximately 5 miles from Sheil Bridge at the foot of the majestic '5 Sisters' of Kintail mountain range where you will also find a shop and nearby hotel. Primary schooling is available in Inverinate with secondary schooling in Plockton. Kyle of Lochalsh is the nearest main village some 21 miles away and here you will find full services expected of a thriving area including a supermarket, selection of shops, restaurants and bars, banks, petrol station, plus facilities of a modern medical centre, dental surgery, swimming pool and gymnasium. A regular bus and train service operates from Kyle providing easier access to Inverness, the capital of the Highlands.

Ground Floor



First Floor



Illustrative only. Not to scale.
Plan produced using PlanUp.

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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Portree Office: Bridge Road

Portree
Isle of Skye
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV40 8AB