



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

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Carn Ban, 1 Garafad, Staffin, Isle of Skye, IV51 9JT

Detached Croft House

3 Bedrooms & Generous Internal Accommodation

Stunning sea views and Views Over Trotternish Ridge

Large Fully Enclosed Garden with Detached Byre

Offers Over £250,000

Oil Central Heating, MFS & UPVC DG

5 Acres Owner Occupied Croft Land

Description:

Carn Ban, 1 Garafad is a well presented, modernized 1 1/2 storey croft house set within ample private garden grounds with approximately 5 acres of owner occupied croft land (to be confirmed by title deeds). All positioned to take full advantage of the wonderful views over Staffin Bay and the world famous Quiraing and the Trotternish Ridge.

Carn Ban is an exceptionally well presented bright and airy property that has been tastefully extended and modernized throughout to create a wonderful family home whilst still retaining many of its original charming features throughout.

The spacious accommodation within is laid over two floors, with the ground floor consisting of an entrance porch bright open plan living area, family room and kitchen. A staircase leads to a bright and airy landing with access to two double bedrooms, a single bedroom, the family bathroom and a box room. The subjects further benefits from oil fired central heating, a multi fuel stove, large Aga, UPVC double glazing throughout, bright neutral decor, newly fitted floor coverings, original v-lining, exposed stone fire places and ample internal storage space.

Externally the property has delightful private garden grounds reached via a large gated entrance and drive way. The garden generous garden grounds are laid mainly to lawn and provides several access points to the 5 acre or thereby owner occupied croft land (to be confirmed by title deeds), the common grazing shares, and the large Byre which is currently used for animals.

Carn Ban in Garafad provides the opportunity to create a wonderful family home for those looking for the idyllic lifestyle, all set in a stunning location boasting world famous sea and mountain views. A truly must see to fully appreciate what is on offer.

Garden:

Cam Ban is set within a delightful, low maintenance garden grounds which are laid mainly to lawn with the occasional tree or shrub. There is a gated drive way that leads to the property and several gated entrances to the 5 acre or thereby owner occupied croft and the surrounding garden grounds (to be confirmed by title deeds). The croft land runs to the front of the property guaranteeing uninterrupted sea views and does offer the potential to be developed if so wished and would be subject to planning consent. A slabbed area and path lead to and around the property and provide several delightful seating areas to take in the stunning views on offer. The oil tank is located to the side with the boiler to the rear and an outside water tap.

There are several ruins behind the byre with access to the common grazing being to the rear through the gate at the dry stone wall. The croft is situated to the front of the property with its boundaries being well defined by fencing and dry stone walls and currently hosts horses and live stock intermittently.

*****Please note the boundary fence to the right of the property is incorrectly positioned and the oil tank lies outwith the boundary and will require to be repositioned by the the purchaser.*****



Room sizes

Ground Floor:

Entrance Porch: 6'07" x 5'08" (2.01m x 1.73m)

Open Plan Area: 17'03" x 15'01" (5.26m x 4.60m) at max.

Kitchen : 13'11" x 12'10" (4.26m x 3.92m)

Family Room: 12'03" x 9'08" (3.74m x 2.98m)

Upper Floor:

Landing & Stairs: 12'03" x 8'03" (3.75m x 2.51m) at max.

Bedroom 1: 12'07" x 9'10" (3.84m x 3.00m)

Bedroom 2: 12'07" x 9'02" (3.85m x 2.80m)

Bedroom 3: 11'11" x 6'10" (3.64m x 2.10m)

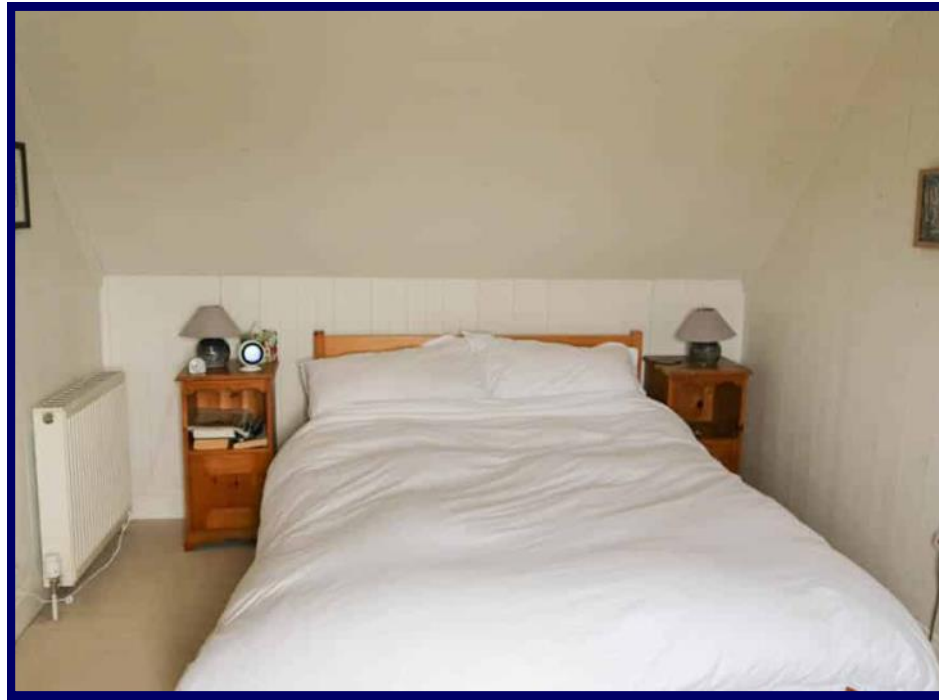
Box Room: 6'11" x 5'02" (2.12m x 1.58m)

Bathroom: 9'00" x 6'08" (2.75m x 2.03m)

Byre:

Ground Floor: 38'08" x 14'06" (11.78m x 4.42m) at max.

Upper Floor: 15'09" x 14'06" (4.81m x 4.42m) at max.





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Services:

Mains Electricity & Water. Drainage by Septic Tank. Oil central Heating, Multi Fuel Stove, Aga. Phone & Broadband

Council Tax:

Band D

EPC Rating:

Band F

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

By mutual agreement.

Directions:

From Portree follow the A855 to Staffin, upon entering Staffin turn right at the sign for the "Columba 1400" follow the road immediately round to the left to the end of the road. The house will be down the private drive / access through the gate right at the end.

Location:

Garafad is a small crofting township close to Staffin on the Trotternish Peninsula of Skye and some 15 miles north of Portree the Island's capital. Facilities in nearby Staffin include a community run shop and café, Columba 1400, post office, another local shop with petrol pumps, an excellent primary school and a doctor's surgery, delightful cafes and galleries with an ever growing community. There is also a public slipway with boat launching facilities.

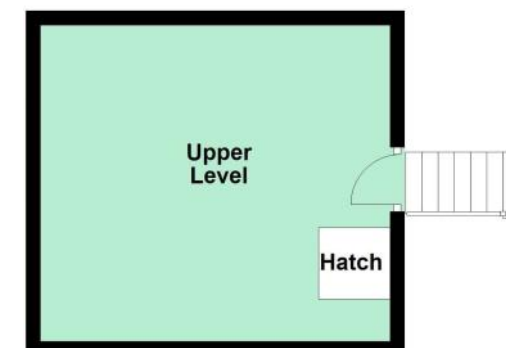
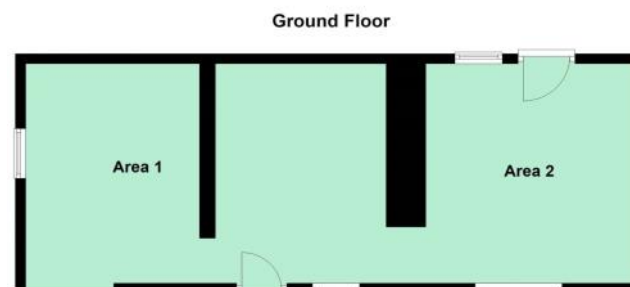
Ground Floor



First Floor



First Floor



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.

**The Isle of Skye
Estate Agency**

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