



The Isle of Skye Estate Agency

www.iosea.co.uk

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Portree Office: sales@iosea.co.uk

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01599 534 555



Foxwood, 11a Ullinish, Struan, Isle of Skye, IV56 8FD

Offers Over £460,000

Detached Property

Oil Fired Central Heating & UPVC Double Glazing

Stunning Loch and Mountain Views

Four Bedrooms (2 en-suite)

Well Maintained Garden Grounds

Walk-in Condition

Description:

Foxwood is a beautifully presented, detached four bedroom property and croft with self catering cabin and workshop located in the quiet township of Ullinish on Skye's west coast. Set in an enviable position boasting widespread views towards Loch Bracadale, MacLeod's Tables and the Cuillins.

Foxwood, 11a Ullinish is a generously proportioned detached four bedroom property in a peaceful location affording stunning views towards Loch Bracadale, MacLeod's Tables and the Cuillins. Currently operating as a successful B&B, with two dedicated, en suite bedrooms, the property has been well maintained by the current owners and offers spacious living space. The property is presented in walk in condition with light and neutral décor throughout.

The accommodation within comprises of; entrance porch, lounge/breakfast room, kitchen, utility room, cloakroom, family bathroom with sauna, three double bedrooms (2 en suite) and a single room on the ground floor. The upstairs attic room can also be utilised as a bedroom. The property further benefits from double glazing throughout, oil-fired central heating and a woodburning stove in the lounge. The external boiler is approximately 2 years old. Externally, the property is set within attractive garden grounds and owner occupied croft land, extending to approximately 4 acres or thereby (to be confirmed by title deed). The croft land includes a substantial field shelter which can be easily converted into a horse stable and is planted with native woodland. The neat and well maintained garden grounds are mainly laid to lawn with plenty of space to enjoy the views on offer. The grounds also host a large workshop and self contained self catering cabin. The cabin comprises of an entrance hall, open plan bedroom/living/kitchen area and an en suite shower room. The cabin has under floor heating in the main room and shower room, its own consumer unit and hot water boiler. The gravel driveway provides ample parking for the house and cabin.



Room sizes

Ground Floor:

Entrance Porch

2.49m x 1.82m (8'01" x 5'11").

Lounge / Breakfast Room

8.28m x 5.40m (27'02" x 17'08").

Kitchen

5.37m x 4.88m (17'07" x 16'00").

Utility

5.83m x 4.17m (19'01" x 13'08").

Shower Room

2.86m x 0.89m (9'04" x 2'11").

Bedroom One

4.89m x 3.57m (16'00" x 11'08").

En-suite

2.80m x 0.90m (9'02" x 2'11").

Bedroom Two

4.87m x 3.58m (16'00" x 11'08").

En-suite

2.86m x 0.90m (9'04" x 2'11").

Bedroom Three

4.88m x 3.01m (16'00" x 9'10").

Bathroom

3.10m x 4.89m (10'01" x 16'00").

Bedroom Four

3.59m x 1.90m (11'09" x 6'02").

First Floor

Attic Room

12.99m x 2.52m (42'07" x 8'03").

External

Garage / Workshop

8.00m x 5.00m (26'00" x 16'00").





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Services:

Mains water and electricity. Drainage to septic tank. Oil Fired central heating.

Council Tax: Band B

EPC Rating:

Band D

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:

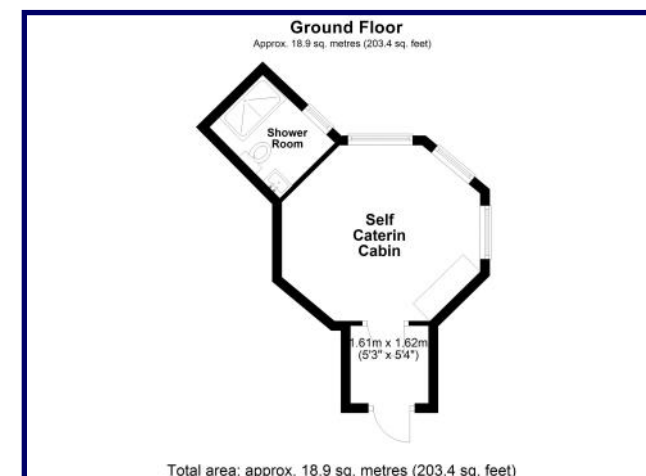
Travel northwest from Sligachan on the A863 for approximately 16 miles passing through Struan. On your left will be a road signposted Ullinish/Eabost. Take this road and continue until you see Ullinish Pods at the roadside. Take the first driveway signed Foxwood.

If travelling from Portree take the B885 to Struan then follow directions above.

What3Words: /// reconnect.steam.riverbank

Location:

Ullinish is a quiet crofting township located on the west coast of the island approximately half way between Sligachan and Dunvegan. Struan, about a mile away, is a thriving crofting township with a good community spirit. There is post office, grocery store, Bog Myrtle café and outdoor clothing business. Dunvegan is located some 9 miles to the north with facilities including shops, restaurants, bakers and a doctor's surgery. Portree, the islands capital is just 12 miles away and benefits from a selection of shops including supermarkets, hotels, restaurants, leisure facilities, a modern medical centre and cottage hospital and secondary school.



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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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