



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



Glenburn House, 4 Geary, Waternish, Isle of Skye, IV55 8GQ

Large Detached Property

7 Bedrooms with Letting Opportunity

Spacious Living Accommodation

Large Fully Enclosed Garden with 12 Acre Croft

Offers Over £270,000 for package

Offer Over £240,000 for property

Double Glazing, Open Fire

Stunning Sea Views with Shore Access

Description:

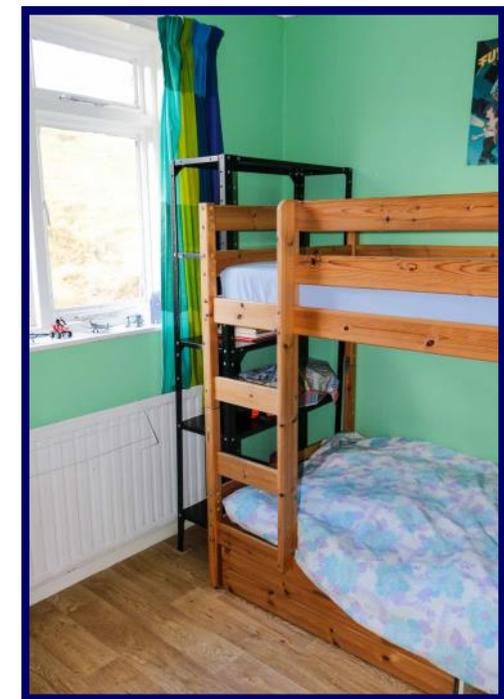
Glenburn House is a large detached seven bedroom property occupying an elevated position within the delightful township of Geary on the Waternish peninsula. Hosting the option to also purchase several acres of croft land with shore access and a large agricultural shed. The property commands uninterrupted views towards the Ascrib Islands, The Minch and towards The North of Skye.

Built circa. 1980 Glenburn House is a substantial seven bedroom property complete with a 12 acre owner occupied croft, shares in the common grazing and several outbuildings. The property would benefit from some modernization and presents potential purchasers a wonderful opportunity for a large family home with two internal letting apartments.

The accommodation within is spread over two floors, the lower level consisting of; sun room, entrance hallway, inner hallway, four bedrooms, living room, kitchen, family bathroom and rear porch/utility. The extension houses a secondary kitchen/utility area, family bathroom and large double garage. Stairs in the entrance hallway lead to the upper level where there are two apartments; Apartment 1 with two bedrooms, bathroom and open plan living/kitchen area and Apartment 2 with one bedroom, shower room and open plan living / kitchen area. The property benefits from mixed glazing, LPG central heating and an open fire with back boiler.

Externally the property is surrounded by generous garden grounds with tarmac drive and ample parking to the front. The garden is fully enclosed and is mainly laid to lawn with well established shrubs and trees and an area with a poly tunnel frame, a delightful burn and several flowers. With the croft being split above and below the township road.

Glenburn House would make a wonderful family home with holiday letting opportunities set in a stunning location with breath-taking sea views overlooking The Minch and The North of Skye. This property truly must be viewed to fully appreciate the package on offer.



Room Sizes

Ground Floor:

Sun Room: 14'06" x 5'07" (4.44m x 1.72m)

Inner Hall 1: 7'10" x 6'04" (2.40m x 1.93m) at max

Hall 2: 21'10" x 8'11" (6.68m x 2.72m) at max.

Master Bedroom: 11'08" x 8'05" (3.57m x 2.58m)

Living Room: 18'06" x 11'09" (5.65m x 3.58m) at max

Kitchen Dining: 14'05" x 11'08" (4.41m x 3.57m) at max

Rear Porch/Utility: 9'06" x 5'06" (2.90m x 1.68m)

Family Bathroom: 7'11" x 6'08" (2.41m x 2.04m)

Bedroom 2: 9'01" x 7'11" (2.77m x 2.47m) at max.

Bedroom 3: 11'08" x 10'11" (3.58m x 3.35m)

Bedroom 4: 12'01" x 11'09" (3.70m x 3.59m)

Kitchen/Utility 2: 15'03" x 7'10" (4.37m x 2.39m) at max.

Bathroom 2: 7'11" x 6'07" (2.43m x 2.02m)

Garage: 24'04" x 14'01" (7.42m x 4.30m)

First Floor:

Landing: 16'03" x 8'08" (4.97m x 2.66m) at max.

Apartment 1:

Hall: 4'06" x 2'09" (1.38m x 0.85m)

Bedroom 1: 8'09" x 7'00" (2.67m x 2.16m)

Bedroom 2: 10'02" x 7'01" (3.17m x 2.18m)

Bathroom: 7'07" x 5'06" (2.33m x 1.69m)

Open Plan Living: 20'08" x 16'09" (6.32m x 5.11m) at max

Apartment 2:

Hall: 6'02" x 2'04" (1.89m x 0.89m)

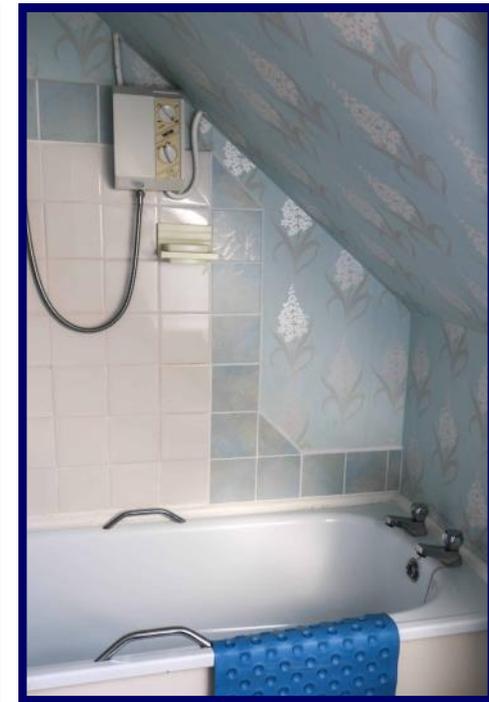
Bedroom: 9'09" x 7'07" (2.98m x 2.34m)

Shower Room: 6'03" x 5'06" (1.91m x 1.69m)

Open Plan Living: 16'08" x 12'04" (5.10m x 3.77m) at max.

Garden

Glenburn House sits within generous garden grounds extending to roughly 1/2 an acre with a fully tarmac drive with ample parking for several cars. The fully enclosed garden is mainly laid to lawn bordered by established flowers, shrubs, bushes. There is a poly tunnel frame located in the garden, ready to be reinstated, a delightful burn running along the side of the garden and into the croft land to the front and rear. to the front and rear. Across the Geary township road there is 8 acres of the 12 acre owner occupied croft (to be confirmed by title deeds) which fully extends to the shore line. A tarmac drive leads to the large agricultural shed which is 60 ft x 30 ft in size, along with an old stone byre and hen house. The remainder of the 4 acres of the croft extends to the rear of the property of and there is access to the Geary Common Grazing of which the property holds shares. The croft has many gated access points.





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Services:

Mains water and electricity. Drainage to septic tank. Phone and Broadband. Gas Central heating downstairs. Open Fire with back boiler

Council Tax:

Band E

EPC Rating:

Band G

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 take the A87 towards Dunvegan, follow this road until you reach the sign for Waternish. At the road junction, do not go left to Stein Inn but turn right and the road will pass Skye Skyns and head towards Ardmore / Geary. You will pass through Hallin and Geary will be signposted on your right. A minor road runs for several miles. At Knockbreck primary, take the road round to the left and continue on. This is Geary. The property is located half way along on the left side and is

Location:

Geary is an active crofting township on the Waternish peninsula in The West of Skye. Waternish is the home of fantastic sunsets, Stein Inn (the oldest pub on Skye) and SkyeSkyns tannery (to name just a few of it's plus points!) Geary has a scattering of detached houses and crofts and is home of Knockbreck primary school. Transport is provided to Portree High School which is a distance of some 25 miles.



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Portree Office: Bridge Road

Portree
Isle of Skye
IV51 9ER
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV54 8RD

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.