



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



Half of 1 Drumfearn, Sleat, Isle of Skye, IV43 8QZ.

Offers Over £285,000

Detached
Six Bedrooms

Electric Central Heating
Generous Sized Garden Grounds

Double Glazing
Rural and Loch Views

Description:

Half of One Drumfearn is a spacious detached six bedroom extended former croft house located in the rural township of Drumfearn on the very popular and picturesque Sleat Peninsula. It's beautiful location affords lovely views across Loch Eishort and the surrounding landscape.

The property lies at the end of the quiet Drumfearn township road, accessed via a gated drive. Built over 100 years ago, the property offers the following accommodation; Ground floor – entrance porch, utility room, living/dining room, kitchen, bathroom, cloak-room with W.C. and two double bedrooms (one with en-suite W.C.). First floor – landing, shower room with W.C. and four double bedrooms. It benefits from double glazing, electric heating and some remaining traditional features such as V-Lining and deep window sills in the ground floor bedrooms.

The property would benefit from a degree of updating and the layout of the rooms offers flexibility of use. This provides the opportunity to create a wonderful home suited to personal taste and requirements.

The good sized garden around the house is fenced and mainly laid to lawn. Space for parking is provided to the front of the property.

Half of 1 Drumfearn offers the opportunity to create a wonderful family / holiday home set in a peaceful location with beautiful rural and loch views.



Room sizes

Ground Floor:

Entrance Porch: 6'09" x 4'02" (2.08m x 1.27m)

Utility: 7'10" x 6'01" (2.41m x 1.87m)

Kitchen: 13'08" x 10'01" (4.19m x 3.10m)

Living/Dining Room: 31'03" x 12'06" (9.53m x 3.82m)

Bathroom: 6'09" x 5'00" (2.06m x 1.53m)

Cloakroom: 6'10" x 4'01" (2.10m x 1.26m)

Hall: 15'01" x 8'03" (4.60m x 2.52m)

Bedroom One: 12'07" x 10'08" (3.83m x 3.25m)

Bedroom Two: 12'08" x 10'09" (3.87m x 3.27m)

En-Suite W.C.: 5'03" x 5'02" (1.61m x 1.57m)

First Floor:

Landing: 15'06" x 13'06" (4.75m x 4.12m) at max.

Shower Room: 8'02" x 4'06" (2.51m x 1.39m)

Bedroom Three: 13'05" x 12'0" (4.09m x 3.66m) at max.

Bedroom Four: 11'07" x 8'07" (3.54m x 2.61m)

Bedroom Five: 10'05" x 9'10" (3.18m x 3.0m)

Bedroom Six: 10'07" x 9'09" (3.24m x 2.99m)





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Services:

Mains water and electricity. Drainage to septic tank. Electric central heating.

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 the A87 take the A851 signposted to Armadale / Ardvassar / Isle Ornsay. Follow the road for approx. 5 miles until you see the sign for Drumfearn. Turn right and follow the road to the very end. Half of 1 can be found on the left hand side through the private gate.

Location:

The small rural township of Drumfearn is located within the beautiful Sleat Peninsula in the South of the Isle of Skye. Located just 5 miles from the bustling village of Broadford, where all required amenities can be found such as modern medical practice, community hospital, supermarket and a range of shops, alongside a number of hotels and restaurants. The location offers the perfect blend of rural tranquility with easy access to the main route and facilities. Primary schooling is available in the nearby village of Ferindonald and there is a school bus service to and from Drumfearn. Secondary education is in Portree, the Island's capital some 30 miles away, to which a bus runs daily. The larger village of Kyle of Lochalsh is approx. 23 miles away and has many amenities on offer including a supermarket, shops, post office, hairdresser, bank and a leisure centre.



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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.