



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



Lealt Falls House, 1 Tote, North Scorrybreack, Isle of Skye, IV51 9HX.

Offers Over £315,000

Detached Former Croft House

4 Bedrooms & 2 Bed Self Contained Annex

Generous Garden Ground

Bright & Spacious Living Accommodation

Oil Fired Central Heating

Sea and Mountain Views

Description:

Lealt Falls House is a substantial four bedroom extended cottage with an additional self contained two bedroom annex located in the picturesque crofting township of Tote on the Trotternish Peninsula. The property is set within generous garden grounds and affords widespread views over the Minch and the Trotternish Ridge.

Lealt Falls House offers prospective purchasers the opportunity to acquire a spacious property which is set in a stunning location affording widespread sea and mountain views. The property has previously been run as successful holiday letting units with furniture available by separate negotiation. The property is presented in walk-in condition and provides flexible accommodation with bright and airy rooms.

The generously proportioned accommodation within comprises of; entrance lobby, porch, kitchen/diner, lounge, hallway, bathroom and four bedrooms in the main house. The annex hosts a hall, open plan living/kitchen diner and shower room on the ground floor with a landing and two bedrooms located on the first floor. The subjects further benefits from oil fired central heating, UPVC double glazing and generous garden grounds with off street parking available on the gravel driveway.

Externally the property sits within generous fully enclosed garden grounds affording sea and mountain views. The garden grounds are mainly laid to grass with a gravel patio area to the rear. Off street parking is available to the side and front of the property via the gravel driveway.

Lealt Falls House would make a wonderful family home or holiday let conveniently positioned within easy commuting distance of Portree and Staffin and must be viewed to appreciate the package on offer.



Room sizes:

Ground Floor:

Entrance Lobby: 2.17m x 1.23m (7'01" x 4'00")

Porch: 2.11m x 2.05m (6'11" x 6'08")

Kitchen/diner: 4.09m x 3.60m (13'05" x 11'09")

Lounge: 4.76m x 4.65m (15'07" x 15'03")

Hallway: 4.16m x 5.72m (13'07" x 18'09") at max.

Bathroom: 2.58m x 2.17m (8'05" x 7'01")

Bedroom One: 4.49m x 3.30m (14'08" x 10'10") at max.

Bedroom Two: 4.43m x 3.34m (14'06" x 10'11") at max.

Bedroom Three: 4.25m x 3.59m (13'11" x 11'09") at max.

Bedroom Four: 3.57m x 2.40m (11'08" x 7'10")

Annex:

Ground Floor:

Hall: 3.18m x 0.93m (10'05" x 3'00")

Open Plan Lounge/kitchen: 5.51m x 3.77m (18'00" x 12'04") at max.

Shower Room: 2.36m x 2.21m (7'09" x 7'02")

First Floor:

Landing: 1.75m x 1.22m (5'08" x 4'00") at max.

Bedroom One: 4.86m x 2.28m (15'11" x 7'05")

Bedroom Two: 4.83m x 3.17m (15'10" x 10'04") at max.





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Services:

Mains electricity, private water supply via spring. Drainage to septic tank. Oil fired central heating.

Council Tax:

Band D

EPC Rating:

Band E

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

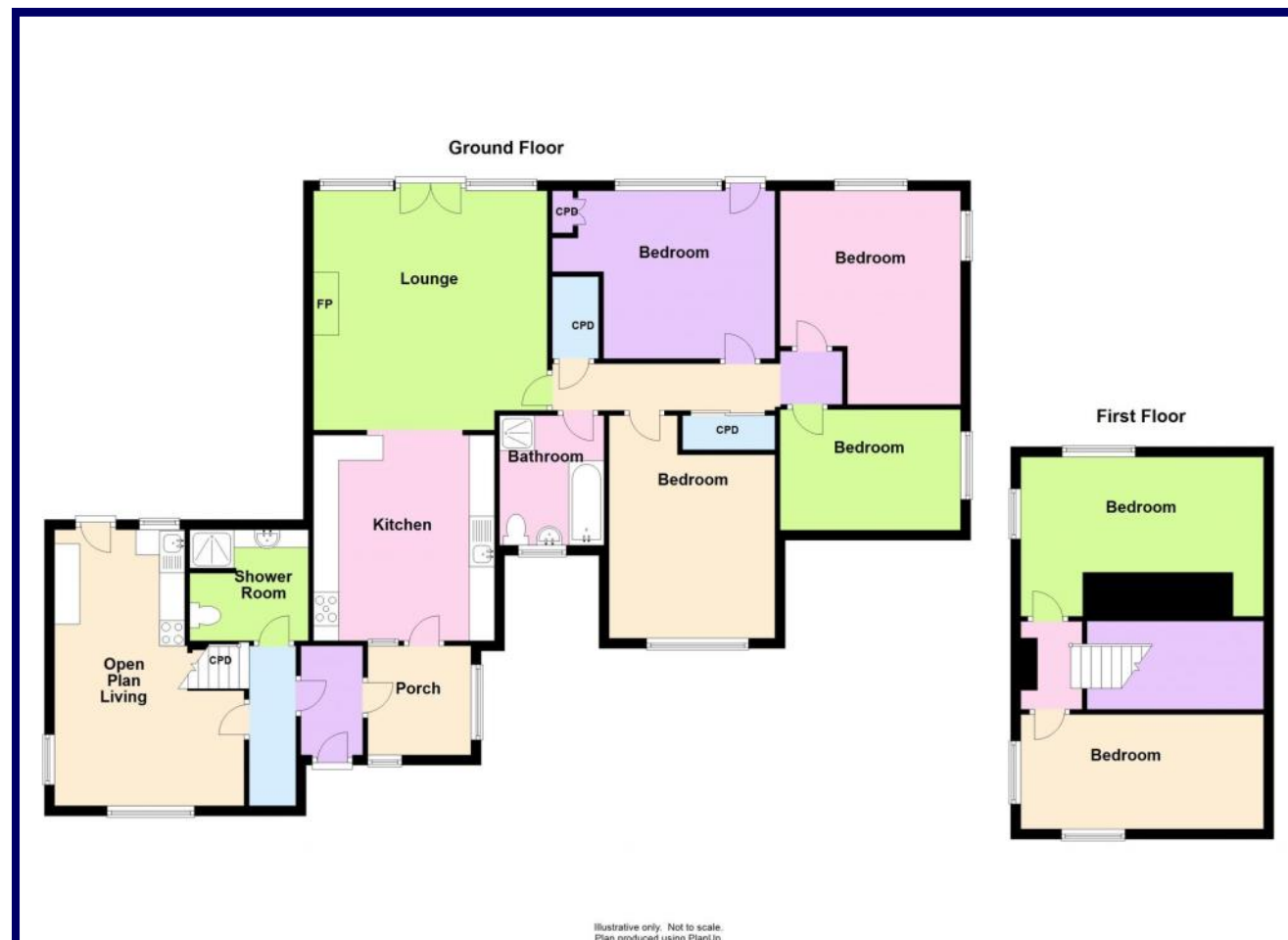
Strictly by appointment through The Isle of Skye Estate Agency.

Entry:

By mutual agreement.

Directions:

From Portree, follow the A855 signposted to Staffin for approximately 12 miles. Lealt Falls House will be clearly sign posted on your right hand side before reaching Lealt Falls.



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.

Portree Office: Bridge Road
Portree
Isle of Skye
IV51 9ER
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Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV54 8RD