



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



Oak Lodge, Braeintra, Stromeferry, IV53 8UP.

Offers Over £300,000

Detached Property

Gas Fired Central Heating

Stunning Rural Views

Four Bedrooms

Sizeable Private Garden Grounds

Self-Contained Annex

Description:

Oak Lodge is a well-maintained four bedroom property with adjoining self-contained annex providing additional accommodation. The property is situated in a spectacular rural setting, approximately six miles from the picturesque village of Plockton.

Oak Lodge is a well maintained four bedroom property set in the picturesque hamlet of Braeintra, a short drive from the popular village of Plockton where all local amenities are on offer. Set in generous garden grounds within easy commuting distance to Plockton and Kyle of Lochalsh, Oak Lodge offers sufficient accommodation with bright, well proportioned rooms and ample built-in storage space throughout.

The sizeable accommodation within comprises of: entrance hallway, lounge, kitchen, utility, garage, shower room and bedroom on the ground floor. The first floor hosts a landing, bathroom and three bedrooms. The property further benefits from double glazing, a woodburning stove and gas-fired central heating.

Externally, the property is set within private garden grounds which are mainly laid to lawn with mature trees, shrubs and bushes. The property is accessed via a private driveway providing space for parking. The garden hosts a timber decking area to the front, making this the ideal spot to sit and enjoy the tranquil surroundings. Oak Lodge also hosts a spacious double car garage on the ground floor with a self-contained annex on the first floor, accessed via a timber staircase which leads up from the decking. The self-contained flat hosts an open plan living/kitchenette area with separate shower room and a bedroom accessed via a ladder.

Oak Lodge presents a wonderful opportunity to purchase a substantial family home and must be viewed to fully appreciate the beautiful setting on offer.



Room sizes

Ground Floor:

Entrance Hallway: 4.88m x 2.01m (16'00" x 6'07").

Lounge/Dining Room: 7.18m x 5.66m (23'06" x 18'06") at max.

Kitchen: 3.12m x 2.70m (10'02" x 8'10") at max.

Utility: 2.77m x 2.57m (9'01" x 8'05") at max.

Bedroom One: 3.29m x 2.62m (10'09" x 8'07").

Shower Room: 2.62m x 1.59m (8'07" x 5'02") at max.

First Floor:

Landing: 2.53m x 0.90m (8'03" x 2'11").

Bedroom Two: 5.46m x 4.20m (17'11" x 13'09") at max.

Bedroom Three: 3.64m x 2.96m (11'11" x 9'08") at max.

Bedroom Four: 3.73m x 2.09m (12'02" x 6'10") at max.

Bathroom: 2.22m x 2.09m (7'03" x 6'10") at max.





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Services:

Mains Electricity & Water. Drainage by way of private septic tank. LPG fired central heating.

Council Tax: Band E

EPC Rating:

Band E

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

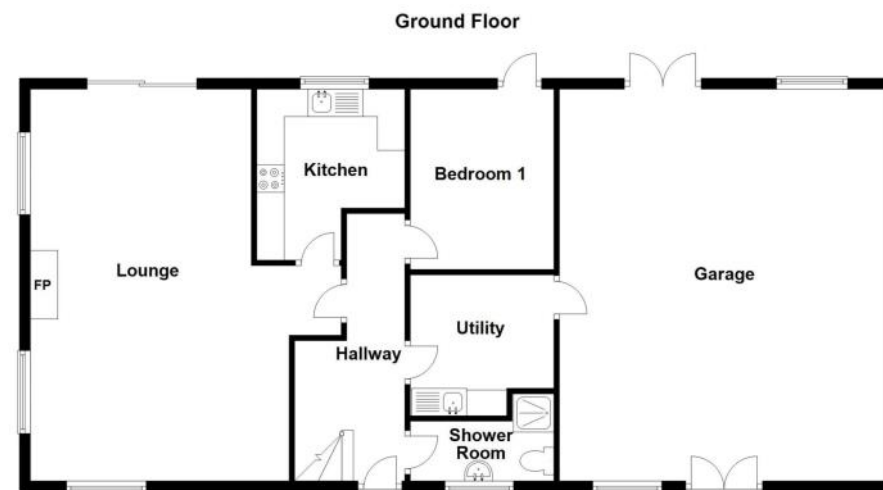
Strictly by appointment through The Isle of Skye Estate Agency.

Entry: By mutual agreement.

Directions:

From the A87 at Auchtertyre, take the turn for the A890 (North Road) and continue straight on this road for approximately 3.5 miles until you reach the sign for 'Braeintra'. Take the junction on the left hand side and continue straight on this single track road, past the cattle grid and continue downhill until you reach a sharp right hand turn with a 10mph sign. Follow this track for approximately 160 yards and Oak Lodge is located on your left hand side.

Location: Braeintra is a picturesque hamlet surrounded by natural woodland and has easy access to local services. It is great for keen water enthusiasts and those wanting to make the most of Lochcarron. The nearby village of Stromeferry has many boat moorings and a slipway that was originally used for the ferry service to North Strome. The famous village of Plockton is some 8 miles away and offers a variety of hotels and restaurants as well as both primary and secondary schools. Enhanced facilities are available in the larger village of Kyle of Lochalsh, just 15 miles away, where full amenities of a supermarket, shops, hotels, restaurants, bank, post office, dentists, medical centre, leisure centre & swimming pool can be found.



Illustrative only. Not to scale.
Plan produced using PlanUp.

The Isle of Skye Estate Agency

Portree Office: Bridge Road

Portree
Isle of Skye
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV40 8AB

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.