



# The Isle of Skye Estate Agency

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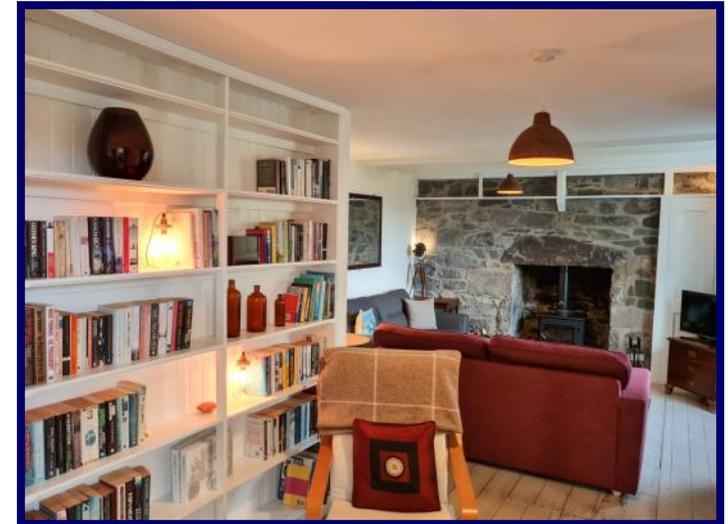
The Isle of Skye Estate Agency

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01478 612 683

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## Old Kyle Farm, Kyleakin, Isle of Skye, IV41 8PR.

Secluded Position  
3 Bedrooms Farmhouse

4.5 Acres of land  
Self contained Annex and Separate Cottage

**Offers Over £600,000**

Stone Byre Prime for Conversion  
Loch and Mountain Views

## Description:

Old Kyle Farm is a substantial detached three bedroom property with self contained one bedroom annex and a separate two bedroom cottage in the garden located in the popular village of Kyleakin, in the south of Skye.

Old Kyle Farm is a generously proportioned property occupying a 4.5 acre site (to be confirmed by title deeds) and is ideally suited to be a family home as well as offering self catering accommodation. The property affords sweeping views over Kyleakin and Loch Alsh and is handily positioned for access to the Skye Bridge and the mainland.

The main 19th century house comprises: entrance porch, lounge, kitchen/diner and utility room on the ground floor with 3 bedrooms and a bathroom and shower room on the first floor. The annex comprises entrance vestibule, open plan kitchen / dining / living area and a W.C downstairs. Upstairs is a large double bedroom and with an en suite bathroom. To the rear of the annex is a laundry area which may be converted into additional accommodation subject to the correct planning consents.

A separate cottage in the garden comprises of an entrance hall, large kitchen / diner, lounge, bathroom and 2 bedrooms. A large decked area to the front affords views over Kyleakin and Loch Alsh. The annex and house currently operate as a successful self catering business. The cottage was formerly a dance hall for the village and a home to shepherds working on the farm.

Externally the property is set within approximately 4.5 acres of grounds (to be confirmed by title deeds) and the garden is laid mainly to lawn with parking available at the front of the property. An area of garden has been given over to vegetable beds with a large poly tunnel. A wooded area stretches beyond the garden to the rear of the property and offers development potential subject to the correct planning consents.

Old Kyle Farm would make a beautiful large family home set in a quiet location, or could easily continue as a successful self catering business, all set a short distance from Kyleakin and Kyle of Lochalsh and the local amenities the area offers.



# Room sizes

## Farm House

### Ground Floor

- Entrance Porch 2.48m x 2.68m (8'01" x 8'09")
- Lounge 9.54m x 3.91m (31'03" x 12'10") at max
- Dining Kitchen 5.89m x 4.16m (19'03" x 13'07")
- Utility/Store Room 1.73m x 2.02m (5'08" x 6'07")

### First Floor

- Bedroom One 3.65m x 3.88m (11'11" x 12'08") at max
- Bedroom Two 2.93m x 3.79m (9'07" x 12'04") at max
- Bathroom 1.63m x 2.37m (5'04" x 7'09")
- Bedroom Three 3.58m x 4.20m (11'09" x 13'09") at max
- Dressing Area 1.83m x 2.19m (6'00" x 7'02")
- Shower Room 1.91m x 2.81m (6'03" x 9'02")

## Annex

### Ground Floor:

- Entrance Vestibule 2.07m x 1.75m (6'09" x 5'08").
- Open Plan Kitchen Diner / Living 4.70m x 6.21m (15'04" x 20'04") at max.
- Cloakroom / W.C 1.56m x 1.43m (5'01" x 4'08")

### First Floor:

- Bedroom 3.91m x 4.71m (12'09" x 15'05")
- Bathroom 2.21m x 4.46m (7'02" x 14'04") at max

## The Cottage

- Entrance Hall 2.92m x 1.03m (9'07" x 3'04")
- Kitchen Diner 6.81m x 3.60m (22'04" x 11'09") at max.
- Living Room 4.56m x 4.80m (14'11" x 15'09")
- Bedroom One 2.48m x 2.68m (8'01" x 8'09")
- Bedroom Two 2.40m x 4.53m (7'10" x 14'10")
- Bathroom 2.47m x 1.79m (8'01" x 5'10")





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Portree Office: sales@iosea.co.uk

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Kyle Office: kyle@iosea.co.uk

01599 534 555

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## Council Tax:

TBC

## Entry:

By mutual agreement.

## EPC Rating:

Band TBC

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate

## Services:

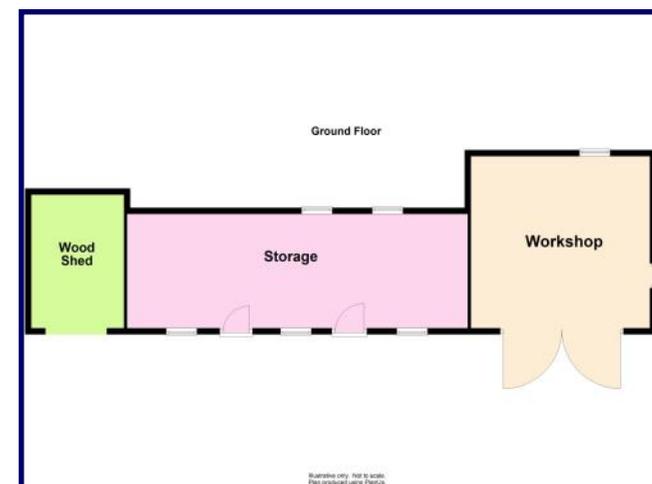
Mains water and electricity. Drainage to septic tank.

## Directions:

On reaching the Kyleakin roundabout after crossing the Skye Bridge, Old Kyle Farm Road is the second exit. Continue to the end of Old Kyle Farm Road where you will reach a sign posted gate for Old Kyle Farm. continue through the gate with the property located at the end of the private access track.

## Location:

Old Kyle Farm Road is conveniently positioned to take advantage of the facilities that the friendly village of Kyleakin on the Isle of Skye has to offer and this includes a village shop, café, hotels and pubs, along with a popular community centre. Kyleakin is connected via the Skye Bridge to the larger village of Kyle and is well placed to access the amenities that this larger village has to offer including a supermarket, shops, post office, hairdressers, banks, leisure centre/swimming pool and with facilities of a modern medical centre and dentists. A regular bus service runs between both these villages. Primary schooling is available in Kyleakin itself, with secondary schooling in nearby Plockton.



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.

## The Isle of Skye Estate Agency

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IV51 9ER

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