



The Isle of Skye Estate Agency

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The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



Tarven, Staffin Road, Portree, Isle of Skye, IV51 9HS.

Substantial Detached House with Two Self Catering Cottages

Generous Private Garden Grounds

Main House 7 Bedroom (3 en-suite) & 2 Two Bedroom Cottages

Double Glazing and Oil Fired Central Heating

Offers Over £875,000

B&B Potential

Central Location

Description:

Tarven is a substantial detached seven bedroom property with self contained two bedroom annex and a separate two bedroom cottage in the garden set within a quiet residential area of Portree located within walking distance of all the amenities on offer.

Tarven is a generously proportioned property set within substantial garden grounds and is ideally suited to be a family home as well as offering bed and breakfast and self catering accommodation. The property has previously operated as a successful self catering business and bed and breakfast establishment. The property is located at the end of a quiet cul-de-sac off Staffin road and is ideally positioned close to the centre of the village.

The main house comprises: entrance hall, utility room, hallway, kitchen, dining room, lounge, sunroom, bathroom and three en-suite bedrooms on the ground floor with 4 bedrooms and a shower room on the first floor.

Tarven Cottage is located to the side of the main house and comprises entrance vestibule, bathroom, open plan kitchen/dining/living area downstairs. Upstairs is a landing and two double bedrooms.

Rose's Cottage is a detached bungalow which was completed approximately six years ago and is finished to a very high standard. The accommodation within comprises of an entrance vestibule, utility room, hallway, kitchen, lounge, wet room and two double bedrooms.

Externally the property portfolio is set within generous garden grounds which are laid to neat areas of lawn with established trees, shrubs and bushes. To the front is a large gravel driveway providing ample parking. A river and native woodland stretches beyond the garden to the rear of the property.



Room sizes

Ground Floor

Entrance Hallway: 2.71m x 1.02m (8'10" x 3'04").

Utility Room: 2.72m x 1.50m (8'10" x 4'10").

Main Hall: 6.37m x 5.48m (20'10" x 17'11") at max.

Kitchen: 5.67m x 4.22m (18'07" x 13'10").

Dining Room: 4.80m x 3.80m (15'08" x 12'05").

Lounge: 5.38m x 4.25m (17'07" x 13'11") at max.

Sun Room: 4.71m x 4.53m (15'05" x 14'10").

Bathroom: 2.55m x 2.22m (8'04" x 7'03")

Bedroom One: 4.24m x 3.52m (13'11" x 11'06") at max.

En-Suite: 2.67m x 0.99m (8'09" x 3'03")

Bedroom Two: 4.26m x 3.52m (13'11" x 11'06") at max.

En-suite: 2.57m x 0.95m (8'04" x 3'01")

Bedroom Three: 3.26m x 3.21m (10'08" x 10'06").

En-Suite: 2.14m x 0.93 (7'00" x 3'00")

First Floor

Landing: 9.07m x 1.00m (29'09" x 3'03") at max.

Bedroom Four: 4.08m x 3.26m (13'04" x 10'08") at max.

Bedroom Five: 3.42m x 3.25m (11'02" x 10'08").

Bedroom Six: 3.53m x 3.15m (11'07" x 10'04").

Bedroom Seven: 3.87m x 4.12m (12'08" x 13'06") at max.

Shower Room: 2.28m x 1.79m (7'05" x 5'10").

Tarven Cottage— Ground Floor:

Hall: 1.71m x 1.00m (5'07" x 3'03").

Bathroom: 1.71m x 2.24m (5'07" x 7'04").

Open Plan Living/Kitchen: 6.67m x 5.51m (21'10" x 18'00") at max.

First Floor:

Landing: 3.91m x 0.79m (12'09" x 2'07") at max.

Bedroom One: 3.91m x 2.80m (12'09" x 9'02").

Bedroom Two: 3.90m x 2.80m (12'09" x 9'02").

Roses Cottage—Ground Floor:

Vestibule: 1.38m x 1.27m (4'06" x 4'02").

Utility Room: 2.64m x 1.89m (8'08" x 6'02") at max.

Hallway: 6.20m x 1.28m (20'04" x 4'02").

Kitchen: 4.24m x 2.68m (13'10" x 8'09").

Lounge: 5.38m x 4.08m (17'07" x 13'04") at max.

Bedroom One: 4.73m x 2.98m (15'06" x 9'09").

Bedroom Two: 3.53m x 2.99m (11'06" x 9'09").

Wet Room: 2.94m x 2.63m (9'07" x 8'07")





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Services:

Mains water, Electricity and Drainage. Oil Fired Central

Heating.

Council Tax: Business Rates.

EPC Rating:

Band D

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

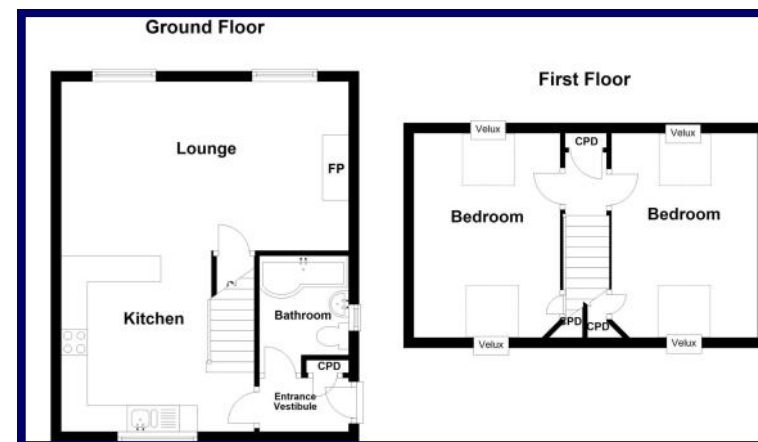
By mutual agreement.

Directions:

From the centre of Portree take the A855 road signposted for Staffin. Take the turn off on your right hand side signposted Tarven Cottages, the property is situated at the end of the Cul-de-sac.

Location:

Tarven is centrally situated within the growing town of Portree and just a few minutes from local shops and services. Portree benefits from a selection of shops including supermarkets, hotels, restaurants, leisure facilities, a modern medical centre and cottage hospital and also both secondary and primary schools. The Skye Bridge is some 32 miles to the south providing toll free access onto the mainland.



The Isle of Skye Estate Agency

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.