



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



Wilmar, 11 Carbost, Isle of Skye, IV47 8SR

Detached House
Four Bedrooms

Large Garden Grounds with Loch Views
Double Glazing and Oil Central Heating

Offers Over £355,000

Off Street Parking
Planning 19/03213/FUL

Description:

Wilmar is a four bedroom, 1 1/2 storey detached property located in the popular, picturesque village of Carbost on the beautiful Minginish peninsula. The property affords stunning views across Loch Harport and is conveniently located for all of the amenities on offer.

Wilmar is located in the ever popular village of Carbost on the Minginish Peninsula in the West of Skye. The property is set in an enviable position boasting widespread views across Loch Harport and is a short walk to the amenities the village has to offer.

The accommodation within comprises of entrance vestibule, hallway, lounge, dining room, kitchen, utility, three double bedrooms (1 en-suite) and family bathroom on the ground floor with a fourth bedroom, bathroom and work space / study located on the first (attic) floor. The property further benefits from timber framed double glazing throughout, oil fired central heating and multi-fuel stove in the dining room. There is an original fireplace in each of the downstairs bedrooms along with other traditional features such as v-lining and timber flooring.

Externally, the property is set within mature wraparound, private garden grounds which are mainly laid to lawn with areas of established trees, shrubs and bushes. There is a sheltered deck and pergola in the front garden providing an area for outside dining. The rear garden boasts a deck from which to enjoy the stunning views over Loch Harport. A log store and two further outbuildings provide storage. Parking for several vehicles is provided on the drive to the side of the property.

Planning permission was previously granted for the renovation and extension of the outbuilding. Full details can be viewed at the Highland Council Planning website (www.highland.gov.uk) using planning reference 19/03213/FUL.



Room sizes

Ground Floor

Entrance Vestibule

1.47m x 1.02m (4'09" x 3'04").

Hallway

6.15m x 4.14m (20'02" x 13'07") at max.

Lounge

3.86m x 3.61m (12'08" x 11'10").

Dining Room

3.47m x 3.60m (11'04" x 11'09").

Kitchen

5.66m x 3.72m (18'00" x 12'02") at max.

Master Bedroom

3.72m x 3.34m (12'02" x 10'11").

En-Suite Shower Room

1.94m x 1.56m (6'04" x 5'01").

Bedroom Two

4.15m x 2.99m (13'07" x 9'09").

Bedroom Three

3.84m x 3.96m (12'07" x 13'00").

Bathroom

4.11m x 1.61m (13'05" x 5'03") at max.

Utility

3.35m x 2.08m (10'11" x 6'09").

First Floor

Work Space / Study

3.92m x 4.89m (12'10" x 16'00").

Bedroom Four

2.23m x 6.04m (7'03" x 19'09").

Bathroom

2.51m x 3.95m (8'02" x 12'11").





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Services:

Mains water and electricity and drainage. Oil-fired central heating.

Council Tax: Band E

EPC Rating:

Band F

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

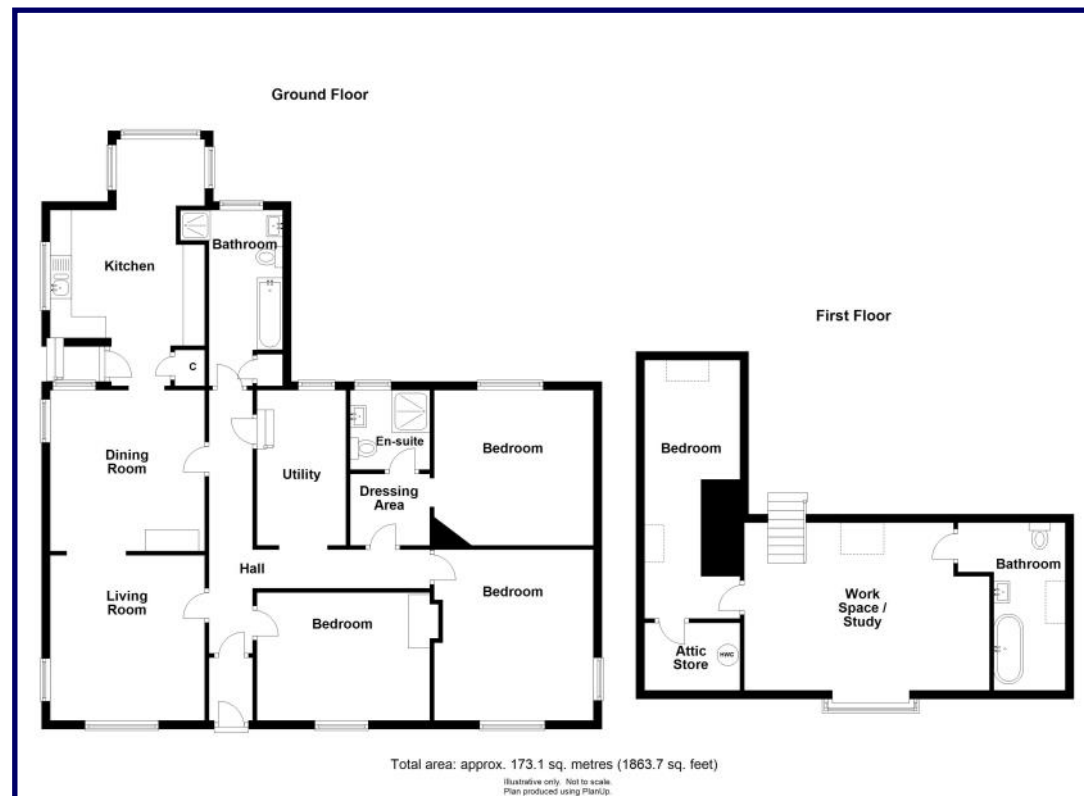
By mutual agreement.

Directions:

Heading north from Sligachan on the A863 take the left hand turning signposted Carbost and the Minginish Peninsula (and Talisker Distillery). Follow this road for approximately 2- 3 miles. As you enter Carbost Wilmar is the 2nd property on the right.

Location:

The area of Carbost is situated on the western side of the Island and is made up of a number of smaller townships all overlooking the picturesque Loch Harport. The village itself has a good, community owned shop and a post office as well as a village Inn, doctor's surgery and a primary school. Carbost is also home to the world famous Talisker Distillery and Visitors centre. The capital town of the Island Portree is some 15 miles away and away benefits from a selection of shops including supermarkets, hotels, restaurants, leisure facilities, a modern medical centre and cottage hospital and secondary schooling. The property is centrally located and close Skye's famous Cuillin Mountains and would be the ideal base for anyone interested in walking and exploring the whole island. Glenbrittle Beach and Talisker Bay are also close by.



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.

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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