



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

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Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



## The Old Manse, Upper Garafad, Staffin, Isle of Skye, IV51 9JX

**Offers Over £225,000**

Detached House

Large Garden Grounds

Detached Garage

Four Bedrooms (3 En-Suite)

Double Glazing and Electric/Solid Fuel Heating

Off Street Parking

## Description:

The Old Manse is a spacious detached four bedroom property located in the friendly village of Garafad, Staffin on Skye's Trotternish Peninsula. Set in an elevated position the property affords views towards Staffin Bay.

The Old Manse is a spacious four bedroom property set within generous garden grounds in the village of Garafad, Staffin close to the Trotternish Ridge and Quiraing. The property has been partially modernised and renovated by the current owner with some renovation work requiring completion, however offers any prospective purchaser the opportunity to complete the works to their own taste.

The accommodation within is set out over two floors and comprises of: kitchen diner, utility room/WC, lounge, hallway, dining room, inner hall and en-suite bedroom on the ground floor with three double bedrooms (2 en-suite) and WC located on the first floor. The property further benefits from double glazing, multi fuel stove in the kitchen and fireplaces in the lounge and dining room.

Externally the property is set within large, fully enclosed garden grounds which are mainly laid to lawn with established trees, shrubs and bushes. To the side of the property is a detached garage with electricity connected. In addition to the garage is a large timber shed providing additional storage space. Parking is available on the driveway to the side of the property.

The Old Manse presents a fantastic opportunity to purchase a spacious family home close to all the amenities and facilities the area has to offer.



# Room sizes

## Ground Floor

### **Kitchen Diner**

5.81m x 4.25m (19'00" x 13'11").

### **Utility/WC**

3.13m x 1.66m (10'03" x 5'05").

### **Lounge**

4.35m x 4.02m (14'03" x 13'02").

### **Dining Room**

4.35m x 3.25m (14'03" x 10'07").

### **Hall**

3.13m x 2.52m (10'03" x 8'03") at max.

### **Inner Hall**

3.14m x 1.07m (10'03" x 3'06").

### **Bedroom Two**

3.64m x 2.50m (11'11" x 8'02") at max.

### **En-suite**

1.93m x 0.64m (8'10" x 3'10").

## First Floor

### **Landing**

3.74m x 3.65m (12'03" x 11'11") at max.

### **Master Bedroom**

4.48m x 4.26m (14'08" x 13'11") at max.

### **En-Suite**

4.25m x 2.06m (13'11" x 6'09") at max.

### **Bedroom Three**

3.94m x 3.19m (12'11" x 10'05").

### **En-Suite**

2.22m x 1.68m (7'03" x 5'06").

### **Bedroom Four**

3.95m x 3.32m (12'11" x 10'10").

### **WC**

1.60m x 1.15m (5'03" x 3'09").





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## Services:

Mains water and electricity. Drainage to septic tank.

**Council Tax:** Band E

## EPC Rating:

Band G

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate

## Entry:

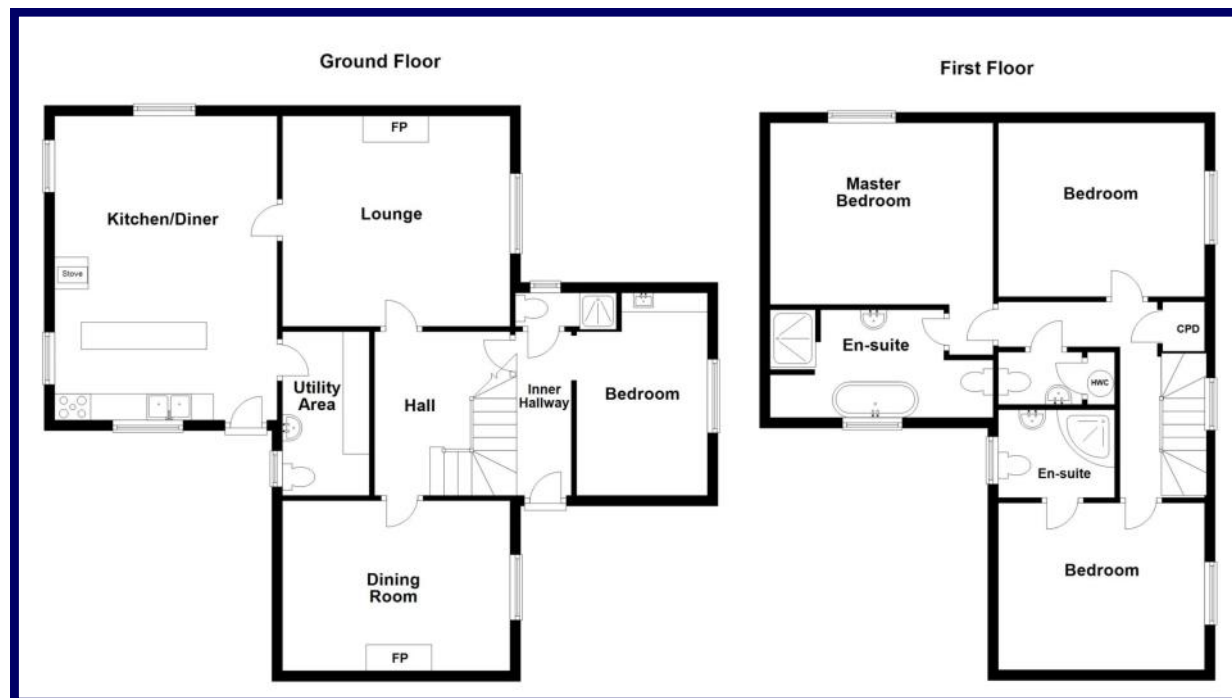
By mutual agreement.

## Directions:

From Portree follow the A855 to Staffin, upon entering Staffin you will see the sign for Garafad on your right hand side, continue past this sign and the Old Manse will be the first house on your left immediately after the church.

## Location:

Garafad is a small crofting township close to Staffin on the Trotternish Peninsula of Skye and some 15 miles north of Portree the Island's capital. Facilities in nearby Staffin include a community run shop and café, Columba 1400, post office, another local shop with petrol pumps, an excellent primary school and a doctor's surgery, delightful cafes and galleries with an ever growing community. There is also a public slipway with boat launching facilities.



## 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.