



Feochan, 11 Fisherfield, Viewfield Road, Portree, Isle of Skye, IV51 9EU
Offers Over £480,000

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Feochan is a substantial detached seven bedroom property set within private garden grounds close to the centre of Portree. Presented in walk-in condition the property is a short distance from the village centre and the amenities on offer.

- Detached Property
- Seven Bedrooms
- Double Glazing
- Oil-fired Central Heating
- Wood Burning Stove
- Private Garden Grounds

Tenure

Freehold

Council tax

Band Not Specified

Property Description

Feochan is a substantial detached seven bedroom property set within private garden grounds close to the centre of Portree. Presented in walk-in condition the property is a short distance from the village centre and the amenities on offer.

Feochan is a generously proportioned property set within private garden grounds and currently operates as a successful B&B premises but would equally make an excellent family home. The property is located in a quiet area of Portree and is ideally located close to the centre of the village.

The house comprises: entrance vestibule, hallway, kitchen, utility, dining room, lounge, bathroom and three bedrooms (1 en suite) on the ground floor with 4 en suite bedrooms on the first floor. The internal door to the hall is lockable allowing for separation of the business and personal areas. The property further benefits from uPVC double glazing and oil fired central heating. There is a wood burning stove in the lounge.

Externally the property is set within generous garden grounds which are laid to neat areas of lawn with established trees, shrubs and bushes. To the side is a large tarmac driveway providing ample parking. Timber sheds provide storage and views towards the bay are afforded.

Feochan would make a beautiful large family home set in a quiet location, or could easily be utilised as a bed & breakfast business, situated in a prime location in the village of Portree. Feochan must be viewed to appreciate the full package and opportunity on offer



Entrance Vestibule (4' 9.48" x 8' 4.79") or (1.46m x 2.56m)

A double glazed 2 pane door leads from the outside into a welcoming vestibule. Stairs lead to the upper floor. Access to hallway via 4 pane wooden door. Carpeted. Painted. The internal door to the hall is lockable allowing for separation of the business and personal areas.

Hallway (9' 3.42" x 24' 7.27" Max) or (2.83m x 7.50m Max)

Bright, L-shaped hallway provides access to lounge, utility, bathroom and three bedrooms. Linen cupboard. Carpeted. Painted in neutral tones.

Lounge (16' 2.49" x 17' 3.87") or (4.94m x 5.28m)

Large lounge room with patio door to front elevation leading to garden and affording views towards Portree Bay. Multi fuel stove with back boiler providing back up heating. Carpeted. Decorated in neutral tones. Access to dining room.

Dining Room (9' 9.32" x 11' 9.34") or (2.98m x 3.59m)

Accessed from the lounge via double doors the dining room is carpeted and decorated in neutral tones. Window to rear with view of garden. Access to kitchen

Kitchen (9' 9.32" x 12' 1.28") or (2.98m x 3.69m)

Modern fitted kitchen with a range of wall and floor units and contrasting worktop. Free standing range cooker with 5 ring hob and extractor hood over. Integrated fridge and dishwasher. Breakfast bar. 1 1/2 bowl stainless steel sink with mixer tap. Window to rear elevation affording view to garden. Vinyl flooring. Access to utility.

Utility Room (9' 8.93" x 5' 4.17") or (2.97m x 1.63m)

Utility room providing storage and space for white goods. UPVC double glazed door and window to rear. Vinyl flooring. access to hallway.

Bathroom (9' 9.32" x 7' 1.83") or (2.98m x 2.18m)

Generous family bathroom comprising white bath, W.C., wash hand basin and quadrant shower cubicle with mains shower. Wet wall at bath and shower. Frosted window to rear. Painted. Extractor. Heated towel rail.

Bedroom 1 (9' 9.32" x 11' 7.37") or (2.98m x 3.54m)

Double bedroom with window to rear elevation. Built in double wardrobe with sliding doors. Carpeted. Painted

Bedroom 2 (13' 8.17" x 11' 3.43") or (4.17m x 3.44m)

Landing (25' 7.48" x 3' 10.46") or (7.81m x 1.18m)

Landing providing access to four en suite bedrooms. Velux window to rear elevation. Built in storage cupboards with work top above. Carpeted. Painted in neutral tones. Velux window to rear.

Bedroom 4 (13' 4.63" x 10' 8.35") or (4.08m x 3.26m)

King size room with window to side elevation. Velux window to the front elevation. Clothes hanging space behind bedroom door. Carpeted. Decorated in neutral tones. Door off to en suite.

En-suite shower room (4' 10.66" x 8' 0.85") or (1.49m x 2.46m)

En-suite shower room comprising shower cubical with mains shower, white W.C and wash hand basin. Wet wall to shower enclosure. Painted in neutral tones. Vinyl flooring. Extractor. Heated towel rail.

Bedroom 5 (11' 0.68" x 9' 1.05") or (3.37m x 2.77m)

Double bedroom with Velux window to front elevation. Clothes hanging space behind bedroom door. Carpeted. Decorated in neutral tones. Door off to en suite.

En-suite shower room (5' 1.81" x 8' 0.06") or (1.57m x 2.44m)

En-suite shower room comprising shower cubical with mains shower, white W.C and wash hand basin. Wet wall to shower enclosure. Painted in neutral tones. Vinyl flooring. Extractor. Heated towel rail.

Bedroom 6 (11' 1.07" x 9' 8.93") or (3.38m x 2.97m)

Double double bedroom with Velux window to front elevation. Clothes hanging space behind bedroom door. Carpeted. Decorated in neutral tones. Door off to en suite.

En-suite shower room (3' 4.55" x 7' 8.91") or (1.03m x 2.36m)

En-suite shower room comprising shower cubical with mains shower, white W.C and wash hand basin. Wet wall to shower enclosure. Painted in neutral tones. Vinyl flooring. Extractor. Heated towel rail.

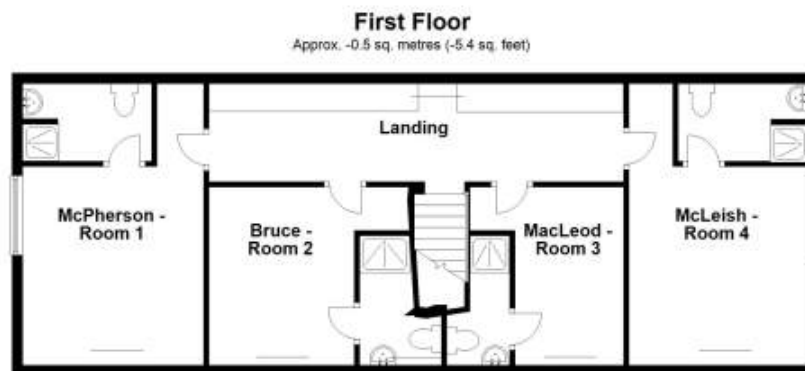
Bedroom 7 (11' 5.4" x 17' 7.42") or (3.49m x 5.37m)

Spacious dual aspect king size bedroom. Clothes hanging space behind bedroom door. Carpeted. Decorated in neutral tones. Door off to en suite.

En-suite shower room (4' 10.66" x 8' 1.24") or (1.49m x 2.47m)

En-suite shower room comprising shower cubical with mains





Total area: approx. 121.6 sq. metres (1308.5 sq. feet)

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B		81	(81-91) B		
(69-80) C			(69-80) C		76
(55-68) D	66		(55-68) D	58	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.