



Sgeir Laith Toads Croak, Letterfearn, Kyle, Scotland, IV40 8HT  
Offers Over £435,000



# Sgeir Laith Toads Croak, Letterfearn, Kyle, Scotland, IV40 8HT

Sgeir Laith is an immaculately presented five bedroom property located in the idyllic hamlet of Letterfearn affording breathtaking widespread views across Loch Duich towards the Five Sisters of Kintail and Eilean Donan Castle.

- Detached Property
- Five Bedrooms
- Oil-Fired Central Heating
- Sizeable Private Garden Grounds
- Quiet Area
- Spectacular Loch & Mountain Views

## Services

Mains Electric & Mains Water. Drainage by way of private septic tank.

## Tenure

Freehold

## Council tax

Band E

## Property Description

Sgeir Laith is a well-maintained and tastefully decorated five bedroom property set within generous garden grounds located in a stunning waterside position boasting widespread loch and mountain views. The property benefits from a recently fitted conservatory to the front elevation from where stunning views can be afforded across Loch Duich.

The accommodation within is set out over two floors with the lower level comprising; entrance vestibule, conservatory, hallway, lounge, kitchen/dining area and two bedrooms (both en-suites). The staircase leads to a landing granting access to a W.C. and three additional bedrooms. The property further benefits from double glazing, oil fired central heating, a wood burning stove and ample built-in storage throughout.

Externally the property is set within stunning, spacious garden grounds which extend up to the rear of the subjects and are mainly laid to gravel and lawn with many established trees, shrubs and bushes. Sgeir Laith also benefits from a greenhouse, brick BBQ, garden pond, decking area and additional seating area from where you can enjoy the peaceful surroundings. There is a gravelled driveway to the front and side elevations which provides ample space for parking. The garden also hosts an attached garage with electricity supply, two timber sheds, polytunnels and a summerhouse to the rear boasting breathtaking panoramic views. From the garden grounds, extensive views over Loch Duich can be enjoyed together with the Five Sisters of Kintail peaks set in the distance. Views towards Eilean Donan Castle can also be afforded.

Sgeir Laith provides a fantastic opportunity to purchase a stunning home and must be viewed to fully appreciate the beautiful setting and views on offer.



**Entrance Vestibule (6' 9.5" x 4' 11.84" ) or (2.07m x 1.52m)**

Welcoming entrance vestibule accessed via composite external door with frosted glass panel. Wood laminate flooring. Painted v-lining. Access to hallway/conservatory.

**Conservatory (16' 9.18" Max x 14' 3.26" Max) or (5.11m Max x 4.35m Max)**

Bright and modern glazed conservatory boasting panoramic views across Loch Duich. Wood laminate flooring. Painted. Bi-folding doors into lounge.

**Lounge (16' 8.79" Max x 13' 4.24" Max) or (5.10m Max x 4.07m Max)**

Lounge area benefitting from recently fitted wood burning stove with slate hearth. Carpeted. Painted. Access to conservatory via bi-folding doors and access to hallway.

**Kitchen/Diner (15' 0.71" Max x 13' 8.17" Max) or (4.59m Max x 4.17m Max)**

Kitchen with ample modern wall and base units with work top over. Composite sink and drainer with mixer tap over. Window to the side elevation. Composite external door to rear with frosted glass panel. Space for white goods. Five ring cooker with extractor hood over. Opening to dining area. Window to rear elevation in dining area. Access to the stairs and hallway. Wood laminate flooring. Painted/ splashback.

**Bedroom 1 (13' 8.96" Max x 11' 5.01" Max) or (4.19m Max x 3.48m Max)**

Spacious double bedroom with window to the rear elevation. Two built-in wardrobes. Carpeted. Painted/wallpapered. Access to en-suite Jack & Jill shower room and hallway.

**En-suite shower room (7' 7.73" Max x 7' 7.34" Max) or (2.33m Max x 2.32m Max)**

Shower Room with access available via hallway or bedroom one comprising W.C., wash hand basin and shower cubicle. Frosted window to rear elevation. Wood laminate flooring. Tiled walls.

**Bedroom 2 (13' 4.63" Max x 11' 1.07" Max) or (4.08m Max x 3.38m Max)**

Double bedroom with window to the front elevation boasting stunning loch views. Built-in cupboard. Carpeted. Painted/ wallpapered. Access to en-suite and hallway.

**En-suite shower room (10' 7.17" x 3' 11.24" ) or (3.23m x 1.20m)**

En-suite comprising of W.C., wash hand basin and shower cubicle. Heated towel rail. Wood laminate flooring. Painted/ partly tiled walls.

**Landing (10' 3.62" Max x 8' 2.03" Max) or (3.14m Max x 2.49m Max)**

Landing providing access to three bedrooms and W.C. Velux to the front elevation. Loft access. Carpeted. Painted.

**Bedroom 3 (18' 0.14" x 17' 3.48" ) or (5.49m x 5.27m)**

Very spacious double bedroom with Velux windows to the front and rear elevations. Coombed ceilings. Loft access. Carpeted. Painted/wallpapered.

**Bedroom 4 (14' 6.02" x 9' 8.54" ) or (4.42m x 2.96m)**

Double bedroom with Velux to the rear elevation. Built-in cupboard. Carpeted. Painted.

**Bedroom 5 (14' 6.02" Max x 9' 8.54" Max) or (4.42m Max x 2.96m Max)**

Single bedroom with Velux to the front elevation. Carpeted. Painted.

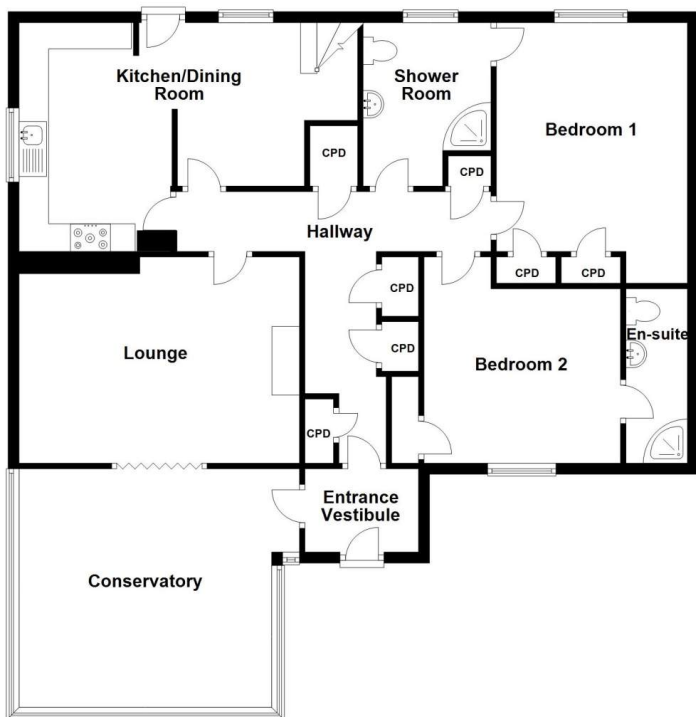
**W.C (6' 7.92" x 4' 10.27" ) or (2.03m x 1.48m)**

W.C. comprising of toilet and wash hand basin. Heated towel rail. Velux to the rear elevation. Vinyl flooring. Painted/ partly tiled.

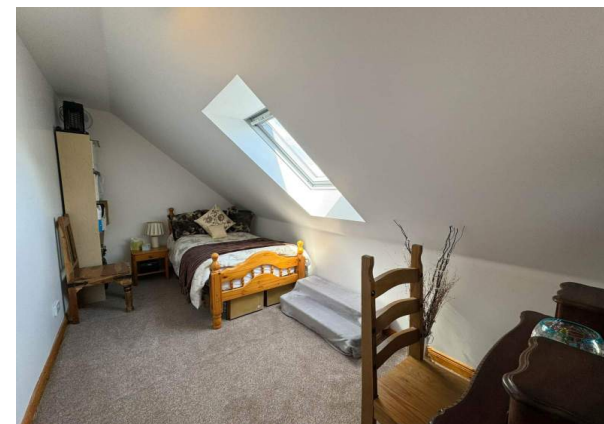
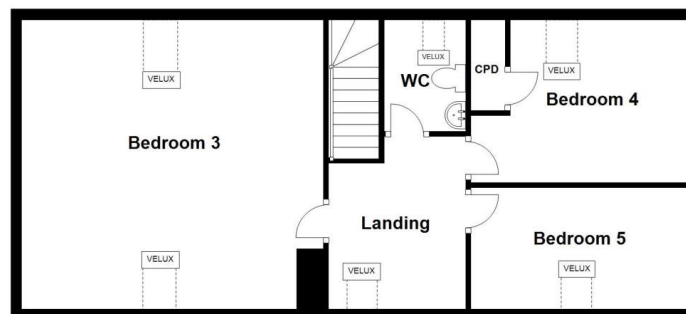




Ground Floor



First Floor



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

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		92	(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		84
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	66		(55-68) <b>D</b>	59	
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.