



Hill House, Steele Croft Road, Carbost, Isle of Skye, IV47 8SY
Offers Over £475,000

ISLE  SKYE
ESTATE AGENCY

Hill House, Steele Croft Road, Carbost, Isle of Skye, IV47 8SY

Hill House offers a unique opportunity to purchase an impressive four bedroom split level house located in an elevated position in the village of Carbost boasting stunning views over Loch Harport and the Cuillins.

- Architect Designed Property
- Stunning Views
- Split Level
- Four Bedrooms
- Under Floor Heating
- Multi-fuel Stove

Services

Mains Electric, Mains Drainage, Mains Water

Tenure

Freehold

Council tax

Band F

Property Description

Hill House offers a unique opportunity to purchase an impressive four bedroom split level house located in an elevated position in the village of Carbost boasting stunning views over Loch Harport and the Cuillins.

Hill House is a unique four bedroom eco home set in an elevated position within the village of Carbost overlooking Loch Harport. Completed in 2018 and finished to a very high standard the property is presented in immaculate condition with stylish modern décor throughout. The property has been designed to maximise the surrounding views with full height windows affording loch and mountain views and allowing an abundance of natural light to flood the rooms.

The split level accommodation within comprises of: entrance vestibule, lounge and two double bedrooms (1 en-suite) on the ground floor. The upper level comprises of kitchen/dining room, two double bedrooms and bathroom. The property further benefits from Nordvest double glazing, under floor air source heating, MVHR heat recovery system and multi-fuel stove in the lounge providing additional heating and hot water.

Externally, the property is set within generous garden grounds which are mainly left wild. The property is accessed via a private reclaimed tarmac drive with ample parking available to the side of the property. In addition is a large double shed which provides additional storage.

Hill House presents a wonderful opportunity to purchase a stunning eco home in a beautiful setting and must be viewed to fully appreciate the standard of accommodation and views on offer.



Entrance Vestibule (16' 0.52" x 5' 0.63") or (4.89m x 1.54m)

A contemporary 6 pane door leads into the welcoming entrance vestibule. Built in cupboard housing the heating system and loft access. Access to bedroom two and lounge. Engineered Oak flooring. Painted in neutral tones.

Bedroom 2 (14' 1.68" x 12' 10.33") or (4.31m x 3.92m)

Generous dual aspect double bedroom with windows to front elevation and full height window to the side boasting views over Loch Harport. Door off to en-suite shower room. Engineered oak flooring. Painted in neutral tones.

En-suite shower room (8' 10.69" x 6' 3.98") or (2.71m x 1.93m)

Modern en suite shower room comprising W.C., wash hand basin and shower cubicle with mains shower. Window to front elevation. Wet wall to shower enclosure. Chrome heated towel rail. Solid tile flooring. Painted in neutral tones.

Lounge (19' 10.58" x 19' 9.4") or (6.06m x 6.03m)

Bright and spacious open plan, split level lounge with full height windows and sliding door to front elevation providing access to raised decking, boasting stunning views across Loch Harport. Multi-fuel stove providing heating and hot water. Engineered oak flooring. Painted in neutral tones. Seven steps lead from the lounge to the kitchen/dining room on the upper level. Doors to vestibule and master bedroom.

Master Bedroom (19' 6.65" x 12' 11.12") or (5.96m x 3.94m)

Dual aspect master bedroom with windows to the front elevation and patio doors to the side affording Loch and mountain views. Currently used as a tv room. Door to en-suite and walk-in wardrobe. Wool carpet. Painted in dark tones.

Walk-in Wardrobe (8' 0.46" x 6' 3.2") or (2.45m x 1.91m)

Walk-in wardrobe with solid tile flooring and painted in neutral tones. Loft access.

En-suite shower room (11' 1.07" x 6' 3.59") or (3.38m x 1.92m)

Modern en-suite shower room comprising W.C., wash hand basin and shower cubicle with mains shower. Window to side elevation. Wet wall to shower enclosure. Painted in neutral tones. Solid tile flooring.

Impressive Kitchen/Diner (31' 1.23" x 15' 7.79") or (9.48m x 4.77m)

Utility Room (9' 0.27" x 5' 10.87") or (2.75m x 1.80m)

Utility room with a small range of wall and base units with contrasting worktop over. Stainless steel sink and drainer. Space for white goods. Solid tile flooring. Painted in neutral tones.

Bedroom 3 (17' 8.6" x 12' 11.51") or (5.40m x 3.95m)

Generous double bedroom with window to side elevation boasting Loch and mountain views. Engineered Oak flooring. Painted in neutral tones.

Bedroom 4 (15' 3.86" x 12' 11.51") or (4.67m x 3.95m)

Good sized double bedroom with window to side elevation. Wool carpet. Painted in neutral tones.

Bathroom (8' 11.87" x 5' 11.26") or (2.74m x 1.81m)

Family bathroom suite comprising W.C., wash hand basin and bath. Window to rear elevation. Loft access. Painted in neutral tones. Solid tile flooring.

Shed (15' 9.76" x 9' 10.5") or (4.82m x 3.01m)

To the side of the property is a detached shed which is separated into two separate rooms with no internal access. Pedestrian doors to the side. Concrete floor.

Shed (15' 7.01" x 9' 10.11") or (4.75m x 3.00m)

To the side of the property is a detached shed which is separated into two separate rooms with no internal access. Pedestrian doors to the side. Concrete floor.

Garden

Hill House sits within generous wraparound garden grounds. The garden grounds to the front are sloping in nature and are left wild to benefit nature and wildlife. A reclaimed tarmac driveway leads up to the property and provides parking for several cars to the side. To the rear of the property is a decking area which can be accessed from the kitchen/dining room. Within the garden grounds is a detached shed located to the side of the property.





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		86	(81-91) B		89
(69-80) C	69		(69-80) C	74	
(55-68) D			(55-68) D		
(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.