



1 Idrigill, Uig, Isle of Skye, IV51 9XU
Offers Over £380,000

ISLE OF SKYE
ESTATE AGENCY

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Idrigill House is a substantial detached six bedroom property set within private garden grounds in a stunning location overlooking the bay towards the Ascrib Islands and the Waternish peninsula. The property is a short distance from the village centre and the amenities on offer there.

- Detached Property
- Off Road Parking
- Spacious Gardens
- Stunning Views
- Oil Central Heating

Services

Mains Electric, Mains Water

Tenure

Freehold

Council tax

Band F

Property Description

Idrigill House is a substantial detached six bedroom property set within private garden grounds in a stunning location overlooking the bay towards the Ascrib Islands and the Waternish peninsula. The property is a short distance from the village centre and the amenities on offer there.

Idrigill House is a generously proportioned property set within private garden grounds overlooking the bay towards the Ascrib Islands and the Waternish peninsula. The spacious property is ideally suited to be a family home as well as offer the potential to be a Bed & Breakfast establishment. The property is located at the end of a quiet road and is ideally positioned close to the centre of the village.

The house comprises: hallway, lounge, kitchen, dining room, bathroom, utility, W.C, and three bedrooms (one en suite) on the ground floor with 3 bedrooms, shower room, bathroom and two large stores on the first floor. The property further benefits from uPVC double glazing and oil fired central heating. There is an open fireplace in the lounge. Below the house is large storage area with access taken from a door at the side of the property.

Externally the property is set within generous garden grounds approximately 0.5 acres in size (to be confirmed by title deeds) which are laid to neat areas of lawn with established trees, shrubs and bushes. A driveway leads from the township road and provides parking for several cars. A large timber shed to the side of the property provides storage.

Idrigill House 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 stunning location close to the centre of Uig.

Idrigill House must be viewed to appreciate the full package and opportunity on offer.



Entrance Vestibule (7' 1.83" x 2' 7.5") or (2.18m x 0.80m)

A double uPVC glazed door leads from the outside into a storm vestibule. Slate floor. Painted. Access to Hallway.

Hallway (14' 9.16" x 22' 1.75" Max) or (4.50m x 6.75m Max)

Bright, L-shaped hallway provides access to lounge, kitchen, utility, bathroom and four bedrooms (one en suite). Wooden floor. Wallpaper Stairs to first floor.

Bedroom 1 (16' 2.49" x 17' 3.87") or (4.94m x 5.28m)

Bright, L-shaped hallway provides access to lounge, kitchen, utility, bathroom and four bedrooms (one en suite). Wooden floor. Wallpaper Stairs to first floor.

En-suite shower room (4' 9.09" x 5' 2.6") or (1.45m x 1.59m)

En suite shower room comprising W.C., wash hand basin and shower cubicle. Vinyl flooring. Tiled at shower. Extractor fan. Painted.

Bedroom 2 (10' 8.74" x 12' 9.94") or (3.27m x 3.91m)

Large double bedroom with window to rear elevation boasting a view to the garden. Wallpapered. Carpet.

Bedroom 3 (7' 10.88" x 9' 6.17") or (2.41m x 2.90m)

Single bedroom with window to rear elevation affording view of garden. Wooden floor. Wallpapered

Bathroom (7' 10.88" x 5' 10.47") or (2.41m x 1.79m)

Family bathroom comprising bath with shower over, W.C., and wash hand basin. Tiled at bath. Wood panelling to dado height. Frosted window to rear. Painted.

Dining Room (13' 2.27" x 9' 3.81") or (4.02m x 2.84m)

Dining with window to front elevation offering views over the bay. Wooden floor. Painted.

Utility Room (14' 0.11" x 6' 7.13") or (4.27m x 2.01m)

Utility area leading from back door. Space for white goods. Stainless steel sink and mixer tap. Access to W.C. Accessed from hall.

W.C (2' 5.13" x 6' 7.13") or (0.74m x 2.01m)

Small cloakroom comprising W.C and wash hand basin. Frosted window to side.

Kitchen/Diner (14' 0.9" x 11' 8.94") or (4.29m x 3.58m)

Large, dual aspect dining kitchen affording views to garden and over the bay. Good range of wall and floor units. Stainless steel sink and drainer with mixer tap. Vinyl flooring. Central heating boiler. Tiled at free standing cooker.

Lounge (13' 1.87" x 18' 3.29") or (4.01m x 5.57m)

Large, sunlit lounge with windows to front and side affording beautiful views over the bay. Feature open fire place with stone surround and slate hearth. Carpeted. Painted.

Upper floor landing (14' 0.9" x 24' 10.82" Max) or (4.29m x 7.59m Max)

Open tread stairs lead to the first floor land where access is provided to three bedrooms, shower room, bathroom, and two large store rooms. Window in Landing to front elevation affording views over the bay.

Bedroom 4 (10' 10.71" x 13' 5.42") or (3.32m x 4.10m)

Sunlit, king size room with window to front elevation affording views over the bay. Built in wardrobe. Carpeted. Painted. Wallpapered feature wall.

Bedroom 5 (10' 7.56" x 13' 0.69") or (3.24m x 3.98m)

Bright, large double bedroom with window to front elevation affording views over the bay. Built in wardrobe. Carpeted. Painted. Wallpapered feature wall.

Bedroom 6 (10' 7.56" x 9' 8.54") or (3.24m x 2.96m)

Double bedroom with window to front elevation affording view over the bay. Carpeted. Painted.

Shower Room (6' 4.77" x 9' 4.6") or (1.95m x 2.86m)

Spacious shower room comprising shower cubicle, W.C., and wash hand basin. Large window to rear elevation with view to garden. Vinyl flooring. Tiled at shower.

Bathroom 2 (6' 4.77" x 9' 3.02") or (1.95m x 2.82m)

Family bathroom comprising bath with shower over, W.C., and wash hand basin. Large window to rear elevation with view to garden. Vinyl flooring. Painted. Respatex wet wall at bath.

Work Room

At either end of the landing are two large store rooms measuring approximately 2.80m x 4.30m (9'00" x 14'00"). Both are sited beside bedrooms and offer potential to become en suite shower rooms or dressing rooms.





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			(81-91) B		
(69-80) C		73	(69-80) C		
(55-68) D			(55-68) D		65
(39-54) E	52		(39-54) E	44	
(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.