

Torgorm, 8 Carbostmore, Carbost, Isle of Skye, IV47 8ST  
Offers Over £249,000

# Torgorm, 8 Carbstmore, Carbst, Isle of Skye, IV47 8ST

Torgorm is a four bedroom detached property located in the picturesque township of Carbstmore. The property benefits from uninterrupted views across Loch Harport towards the red Cuillin mountains.

- Loch Views
- Close to Village
- Private Garden

## Services

Mains Electric, Mains Water

## Tenure

Freehold

## Council tax

Band C

## Property Description

\*\*\* FURTHER PRICE REDUCTION – NOW £51,000  
BELOW HOME REPORT VALUE \*\*\*

Torgorm is a four bedroom detached property located in the picturesque township of Carbstmore. The property benefits from uninterrupted views across Loch Harport towards the red Cuillin mountains.

Torgorm is located in the crofting township of Carbstmore on the Minginish Peninsula in the West of Skye. The property is set down below the main township road set in an elevated position boasting widespread views across Loch Harport towards and the Red Cuillin Mountains.

The accommodation within comprises of entrance hallway, kitchen/dining room, lounge, conservatory three double bedrooms (1 en-suite) and family bathroom on the ground floor with a small landing and fourth bedroom located on the first floor. The property further benefits from UPVC double glazing throughout, oil fired central heating and multi-fuel stove in the lounge.

Externally, the property is set within wraparound garden grounds which are mainly laid to lawn. Parking is available on the gravel drive to the side of the property.

Torgorm provides a fantastic opportunity to purchase a family home in a stunning location and must be viewed to appreciate the accommodation and views on offer.

Additional land available by separate negotiation.

\*\* Please note – the seller is treating the Japanese knotweed and will be able to produce a guarantee for the work on completion \*\*



**Hallway (15' 11.34" x 3' 6.52" ) or (4.86m x 1.08m)**

Accessed via a half glazed UPVC door to the front elevation. Provides access to kitchen/dining room, bathroom and three bedrooms (1 en-suite). Wood flooring. Painted in neutral tones.

**Kitchen/Diner (29' 10.27" x 14' 0.9" ) or (9.10m x 4.29m)**

A large dual aspect room with windows to the front, side and rear elevations. The kitchen area is fitted with a good range of wall and base units with contrasting worktop. Integrated fridge freezer and dishwasher. White ceramic one and a half sink and drainer. There is an extractor hood and space for a range cooker. Ample space for dining room table and chairs. Double half glazed doors through to the lounge. Wooden flooring. Stairs off to first floor. Fully glazed door to conservatory.

**Conservatory (12' 2.46" x 9' 9.72" ) or (3.72m x 2.99m)**

Dual aspect conservatory with windows to the front and side elevations. Wooden flooring. Painted in neutral tones. Stainless steel sink and drainer. Space for white goods.

**Lounge (14' 11.92" x 12' 11.91" ) or (4.57m x 3.96m)**

Triple aspect lounge with windows to the side and rear elevations and patio doors to the side affording views over Loch Harport and the Red Cuillins. Feature fireplace with multi fuel stove and slate hearth. Painted in neutral tones. Painted chipboard floor.

**Master Bedroom (15' 7.01" x 8' 10.69" ) or (4.75m x 2.71m)**

Master bedroom with window to the front elevation. Carpeted. Painted. Door off to en-suite shower room.

**En-suite shower room (7' 7.73" x 2' 9.46" ) or (2.33m x 0.85m)**

Fitted with a three piece suite comprising wash hand basin WC and shower cubicle with mains shower. Extractor fan. Wet wall panelling to shower enclosure. Tile flooring. Painted in neutral tones.

**Bedroom 2 (13' 4.63" x 9' 5.39" ) or (4.08m x 2.88m)**

Large double bedroom with window to the front elevation. Wooden flooring. Painted.

**Bedroom 3 (13' 7.78" x 11' 0.68" ) or (4.16m x 3.37m)**

Double bedroom with window to the side elevation affording a view towards the Red Cuillins and Loch Harport. Fitted carpet. Painted.

**Bathroom (7' 5.37" x 5' 8.9" ) or (2.27m x 1.75m)**

Fitted with a three piece suite comprising wash hand basin, WC and p-shaped bath with mains shower over. Frosted window to rear elevation. Partial wet wall panelling. Heated towel rail. Tile flooring. Painted.

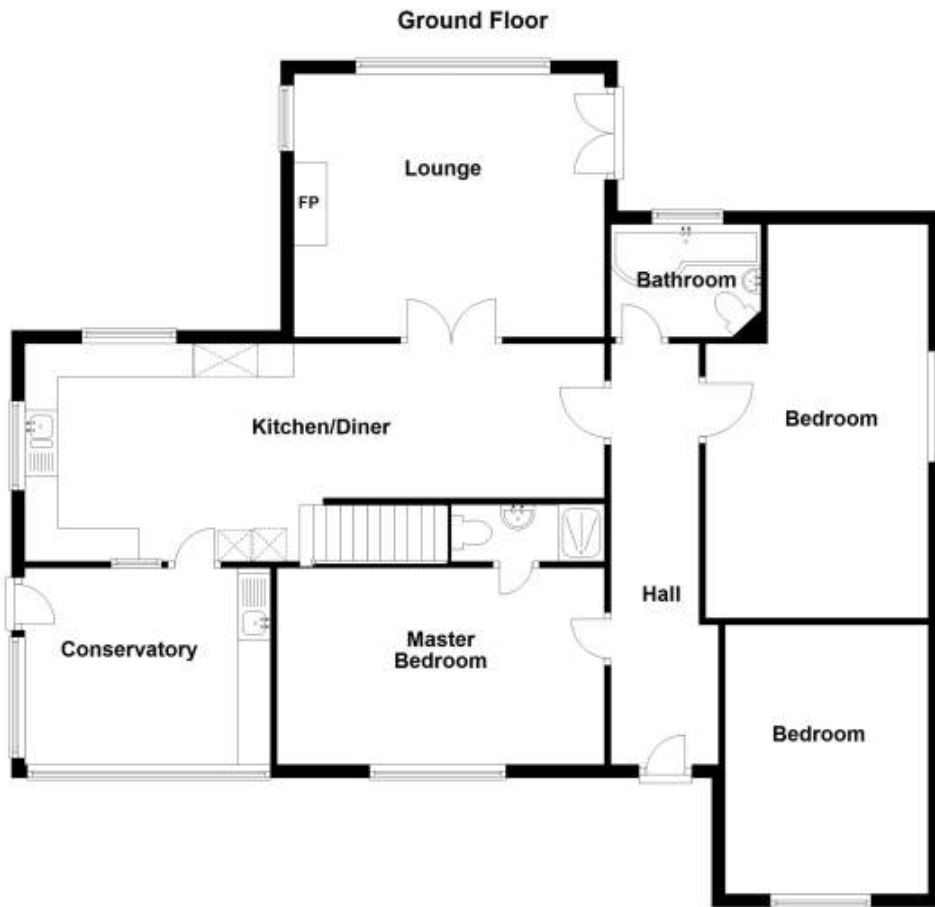
**Landing (14' 4.44" x 5' 7.72" ) or (4.38m x 1.72m)**

Small landing area providing access to bedroom four. Velux window to side elevation. Chipboard flooring. Painted in neutral tones.

**Bedroom 4 (12' 11.91" x 12' 5.61" ) or (3.96m x 3.80m)**

Dual aspect double room with window to the rear and large Velux to the side affording views of Loch Harport and to the Red Cuillins. Coombed ceiling. Chipboard flooring. Painted in neutral tones. Storage cupboard housing the hot water tank.





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+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		74	(69-80) <b>C</b>		70
(55-68) <b>D</b>	57		(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>	52	
(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.