

Ma Bit, 5, Carbostbeag, Carbost, Isle of Skye, IV47 8SH  
Offers Over £610,000

ISLE OF SKYE  
ESTATE AGENCY



# Ma Bit, 5, Carlostbeag, Carlost, Isle of Skye, IV47 8SH

Ma Bit, 5 Carlostbeg is a beautifully presented, detached three-bedroom modern home boasting stunning, panoramic loch and mountain views over Loch Harport and the Cuillin Mountains.

- Modern Detached Property
- Loch Views
- Additional Land

## Services

Mains Electric, Mains Water

## Tenure

Freehold

## Council tax

Band E

## Property Description

Ma Bit, 5 Carlostbeg is a beautifully presented, detached three-bedroom modern home boasting stunning, panoramic loch and mountain views over Loch Harport and the Cuillin Mountains.

Ma Bit is a modern detached three-bedroom property set in a truly enviable position affording stunning views over Loch Harport and the Cuillins. Adjacent to the house is a large, spacious outbuilding offering a variety of uses. The property occupies half an acre, or thereby, of garden grounds and also comes with 7.4 acres, or thereby, of owner occupied croft land. Both areas of land are to be confirmed by title deed.

The accommodation within comprises of entrance hall, shower room, laundry room, open plan kitchen/dining/living and master king-size bedroom with ensuite shower room on the ground floor. On the first floor is a family bathroom and two double bedrooms. The detached outbuilding offers the owner a variety of uses – gym, home office or self contained holiday let (subject to obtaining STL licence).

The property further benefits from Nordan windows and doors throughout, zoned, Air Source under floor heating and an air recycling system. The property is presented in walk-in condition and is finished with quality fittings and fixtures such as a sleek, modern Pronorm kitchen with Miele appliances, beautifully tiled floors and is decorated in modern, neutral tones throughout. Interlinked heat and smoke detectors are fitted throughout the property.

Externally, the property sits in a commanding position overlooking Loch Harport with stunning views toward the Cuillins. A decked area with seating overlooks the loch and is a wonderful spot to sit and enjoy the peaceful surroundings. The immediate garden grounds are approximately half an acre in size, or thereby, with a further 7.4 acres, or thereby, of owner occupied croft land included. A gravel driveway leads from the main township road



**Entrance Hall (7' 1.04" x 5' 4.57" ) or (2.16m x 1.64m)**

A Nordan double glazed door leads into the entrance hall. Access is given to the shower room, utility room/laundry and the open plan kitchen/living area. Tiled flooring. Painted. Under floor heating.

**Shower Room (8' 4.39" x 6' 5.95" ) or (2.55m x 1.98m)**

Modern shower room comprising W.C., vanity basin and walk in shower cubicle with mains rainfall shower. Tiled walls and floor. Extractor fan. Under floor heating.

**Utility Room (9' 9.72" x 8' 11.48" ) or (2.99m x 2.73m)**

Spacious laundry with Miele appliances (auto dose washing machine, heat pump tumble drier and fridge freezer) and plenty of built in storage. Built in storage cupboard. Worktop with inset sink and mixer tap. Under floor heating. Access to the plant room containing the hot water cylinder and Air Source and ventilation controls.

**Open Plan Kitchen/Lounge/Dining Room (46' 4.69" x 17' 8.99" ) or (14.14m x 5.41m)**

A sleek, modern Pronorm kitchen leads through to the dining and living area. The kitchen comprises a large island with multi zone induction hob. Integrated Miele appliances include a full height fridge and freezer and an auto dose dishwasher. There is also a combi microwave, steam oven, main oven with heating drawer, a vac-pac drawer and integrated coffee machine. The dining and living areas afford stunning views over Loch Harport towards the Cuillin Mountains. Nordan patio doors lead to a decked area with seating and a large picture window in the gable of the room affords stunning loch and mountain views. There is also a modern, elegant Rais wood burning stove. Tiled flooring. Painted in a modern, neutral tone. An oak staircase leads to the upper floor. The vaulted ceiling in the living area enhances the sense of space and light. Under floor heating.

**Master Bedroom (16' 9.18" x 17' 8.99" ) or (5.11m x 5.41m)**

Bright and spacious king size master bedroom with a picture window overlooking Loch Harport. Tiled flooring. Painted in a modern, neutral tone. Built in wardrobe. Under floor heating. Access to ensuite shower room. A door leads to the decking overlooking the loch.

**En-suite shower room (8' 3.61" x 6' 5.95" ) or (2.53m x 1.98m)**

Modern en-suite shower room comprising W.C., vanity basin and walk in shower cubicle with mains rainfall shower. Tiled walls and floor. Extractor fan. Under floor heating.

**Bedroom 2 (10' 11.89" x 11' 8.55" ) or (3.35m x 3.57m)**

Spacious, double bedroom with Velux-style window to rear. Painted in a neutral tone. Fully controllable electric radiator. Storage within the eaves.

**Bedroom 3 (11' 10.91" x 11' 8.55" ) or (3.63m x 3.57m)**

Spacious, double bedroom with double Velux-style window to rear. Painted in a neutral tone. Fully controllable electric radiator. Storage within the eaves.

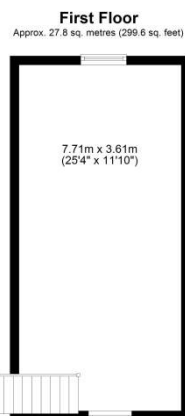
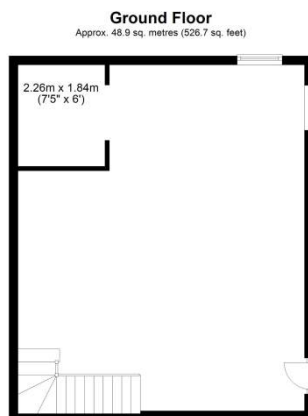
**Bathroom (5' 6.54" x 7' 9.31" ) or (1.69m x 2.37m)**

Family bathroom suite comprising W.C., wash hand basin and bath with mains shower over. Opaque window to front elevation. Painted in neutral tones. Tiled flooring and walls. Under floor heating.

**Outbuilding (20' 3.31" x 25' 3.54" ) or (6.18m x 7.71m)**

Large, fully insulated outbuilding with electric, water and waste connected, offering a variety of uses. Currently used as a gym the building offers potential to be a holiday let subject to obtaining the necessary planning consents and STL licence. A mezzanine are offers storage and a separate room on the ground floor can be converted into a shower room. Windows afford views over Loch Harport.





Total area: approx. 76.8 sq. metres (826.3 sq. feet)

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>		102	(92+) <b>A</b>		102
(81-91) <b>B</b>	81		(81-91) <b>B</b>	83	
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(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.