



Foxwood, 11a Ullinish, Struan, Isle Of Skye, IV56 8FD
Offers Over £460,000

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Foxwood is a beautifully presented, detached four bedroom property and croft with self catering cabin and workshop located in the quiet township of Ullinish on Skye's west coast. Set in an enviable position boasting widespread views towards Loch Bracadale, MacLeod's Tables and the Cuillins.

- Detached Property
- Beautiful Views
- Private Garden Grounds
- Self Catering Cabin
- Off Road Parking
- Oil-fired Central Heating
- Wood Burning Stove
- Four Acres of Croft Land
- Bed & Breakfast Rooms

Services

Mains Electric, Mains Water

Tenure

Freehold

Council tax

Band B

Property Description

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Foxwood, 11a Ullinish is a generously proportioned detached four bedroom property in a peaceful location affording stunning views towards Loch Bracadale, MacLeod's Tables and the Cuillins. Currently operating as a successful B&B, with two dedicated, en suite bedrooms, the property has been well maintained by the current owners and offers spacious living space. The property is presented in walk in condition with light and neutral décor throughout.

The accommodation within comprises of; entrance porch, lounge/breakfast room, kitchen, utility room, cloakroom, family bathroom with sauna, three double bedrooms (2 en suite) and a single room on the ground floor. The upstairs attic room can also be utilised as a bedroom. The property further benefits from double glazing throughout, oil-fired central heating and a woodburning stove in the lounge. The external boiler is approximately 2 years old.

Externally, the property is set within attractive garden grounds and owner occupied croft land, extending to approximately 4 acres or thereby (to be confirmed by title deed). The croft land includes a substantial field shelter which can be easily converted into a horse stable and is planted with native woodland. The neat and well maintained garden grounds are mainly laid to lawn with plenty of space to enjoy the views on offer. The grounds also host a large workshop and self contained self catering cabin. The cabin comprises of an entrance hall, open plan bedroom/living/kitchen area and an en suite shower room. The cabin has under floor heating in the main room and shower room, its own consumer unit and hot water boiler. The gravel



Entrance Vestibule (5' 11.65" x 8' 2.03") or (1.82m x 2.49m)

Welcoming vestibule with glazed upvc door to front. Karndean flooring. Painted in a modern, neutral tone. Access to main lounge via oak door.

Lounge (17' 8.6" x 27' 1.98") or (5.40m x 8.28m)

Spacious, bright lounge area also used as a breakfast room. High, vaulted ceiling with picture windows to the rear providing a view to the garden. Two windows to the front elevation and two skylights allow natural light to flood the room. Access provided to rear hall, kitchen and two bedrooms. Karndean flooring. Painted.

Kitchen (16' 0.13" x 17' 7.42") or (4.88m x 5.37m)

Bright, modern kitchen with a good range of wall and floor units. Kitchen island with five ring hob and extractor hood over. Windows to rear and side with views to garden. Patio doors provide access to garden. Integrated appliances include two ovens, fridge freezers and a dishwasher. Access to utility.

Bedroom 1 (11' 8.55" x 16' 0.52") or (3.57m x 4.89m)

Bright, spacious bedroom with window to front. Carpeted. Painted in modern tones. Access to en suite shower room. Small entrance area with room for a kettle and small fridge. Consumer unit.

En-suite shower room (9' 2.24" x 2' 11.43") or (2.80m x 0.90m)

Modern shower room comprising W.C., wash hand basin and shower cubicle with electric shower. Vinyl flooring. Tiled at shower. Frosted window to side.

Bedroom 2 (11' 8.94" x 15' 11.73") or (3.58m x 4.87m)

Spacious, king size bedroom with windows to front elevation affording views towards the sea. Carpeted. Painted in modern tones. Access to ensuite shower room. Small vestibule area with tea and coffee making facilities and small storage cupboard.

En-suite shower room (9' 4.6" x 2' 11.43") or (2.86m x 0.90m)

Modern ensuite shower room comprising W.C., wash hand basin and shower cubicle. Vinyl flooring. Tiled at shower. Window to side.

Hallway (6' 2.8" x 3' 10.06") or (1.90m x 1.17m)

Internal hallway providing access to a bedroom, boxroom and bathroom.

Bathroom (16' 0.52" x 10' 2.05") or (4.89m x 3.10m)

Large bathroom comprising walk-in shower, W.C., vanity wash hand basin, bath and sauna. Vinyl flooring. Walls are partly painted & Respatex wet wall. Window to side. Storage cupboard.

Box Room (11' 9.34" x 6' 2.8") or (3.59m x 1.90m)

Small, single room which offer use as a home office. Carpeted. Painted. Window to side. Loft hatch.

Bedroom 3 (16' 0.13" x 9' 10.5") or (4.88m x 3.01m)

Double bedroom with windows to rear boasting a view over the garden. Carpeted and painted. This room serves as the owners' private quarters.

Utility Room (7' 4.58" x 5' 8.9") or (2.25m x 1.75m)

Utility room with plumbing for a washing machine and space for a tumble dryer. Upvc door to garden. Access to shower room.

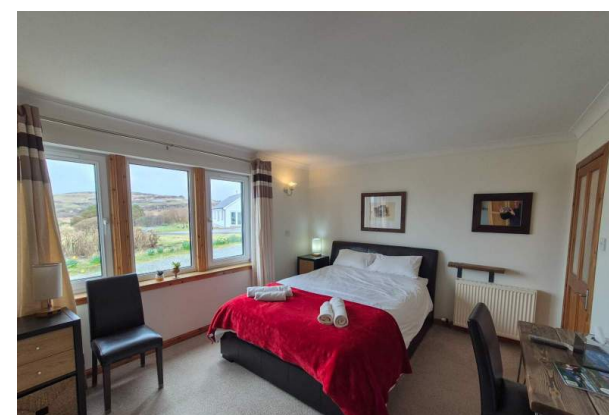
The utility is accessed via small hall area with stair to the upper level.

Shower Room (9' 4.6" x 2' 11.04") or (2.86m x 0.89m)

Shower room comprising W.C., wash hand basin and shower cubicle. Window to side. Tiled at shower. Vinyl flooring.

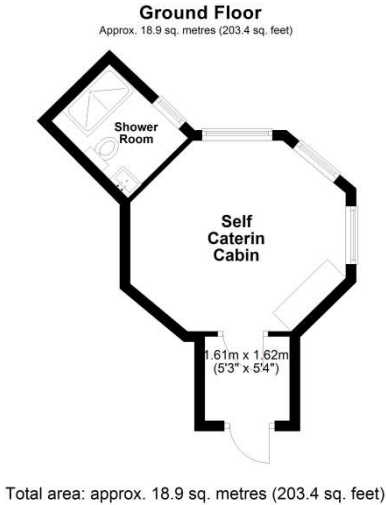
Attic room (42' 7.42" x 8' 3.21" Max) or (12.99m x 2.52m Max)

Large attic room providing a variety of uses. Currently, the room has a double bed to one end and plenty of storage built in to the eaves. Windows on each gable end and 2 Velux windows to the side allow natural light to fill the room. Coombed ceilings.





Total area: approx. 204.8 sq. metres (2204.1 sq. feet)



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		81
(69-80) C			(69-80) C		
(55-68) D	62		(55-68) D	57	
(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 (CO ₂) emissions. The higher the rating the less impact it has on the environment.		