



Ardintoul, Kyle, Highland, IV40 8JG
Offers Over £230,000

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Steading Cottage is a wonderful three bedroom detached bungalow set in a stunning rural location, boasting nearby shore access and breathtaking views over Loch Alsh towards Dornie - home of the world famous Eilean Donan Castle.

- Detached Bungalow
- LPG Central Heating
- Sea Views
- Remote Location
- Double Glazing

Services

Mains Electricity. Private Water Supply. LPG Fired Central Heating.

Tenure

Freehold

Council tax

Band D

Property Description

The property, whilst set within the picturesque hamlet of Ardintoul, occupies a peaceful, secluded and unique position. It boasts beautiful sea views, overlooking the village of Dornie and Glas Eilean (Green Island).

Steading Cottage is presented in walk-in condition with well proportioned bright and airy rooms. The accommodation within comprises of: entrance vestibule, hallway, lounge, kitchen/diner, bathroom and three bedrooms. The property further benefits from double glazing throughout, an open fireplace and LPG central heating with ample built-in storage throughout.

Externally, the property is set within fully enclosed, well-maintained garden grounds extending to approximately one acre (to be confirmed by title), mainly laid to lawn with mature trees, shrubs and bushes. The property is accessed via a private driveway with space for parking available to the side elevation. The peaceful garden grounds make for an ideal spot to relax and enjoy the stunning, everchanging views that are on offer.

Steading Cottage would make for a beautiful family home or holiday home set in an utterly stunning position. This property is truly all about its peaceful and secluded location and of course, the breathtaking views which must be viewed to fully appreciate this idyllic setting.

Boat, outboard and trailer available by separate negotiation.

Please note: due to the road surface on the commute via the forestry track to the property, we would advise making the journey with a 4x4 vehicle.



Entrance Vestibule (4' 10.66" x 3' 2.19") or (1.49m x 0.97m)

A timber external door with frosted glass panel to the front aspect leads into the vestibule. Carpeted. Painted. Access to hallway.

Hallway (14' 7.98" Max x 11' 4.61" Max) or (4.47m Max x 3.47m Max)

Hallway providing access to lounge, kitchen/diner, bathroom and three bedrooms. Loft hatch. Large built in storage cupboard housing boiler and consumer unit. Wood laminate flooring. Painted.

Lounge (18' 4.08" Max x 13' 9.35" Max) or (5.59m Max x 4.20m Max)

Bright and spacious lounge with windows to the front elevation. Open fireplace with stone surround and hearth. Wood flooring. Painted in neutral tones.

Kitchen/Diner (18' 4.47" x 13' 4.24") or (5.60m x 4.07m)

Generous sized kitchen diner fitted with a range of wall and base units with contrasting worktop. Stainless steel sink and drainer. Freestanding 4 ring gas oven and hob. Space for white goods. Windows to the rear elevation. Ample space for dining table and chairs. Wood laminate flooring. Painted in neutral tones.

Bedroom 1 (15' 11.73" x 11' 5.4") or (4.87m x 3.49m)

Large double bedroom with window to the rear elevation. Built in wardrobe. Wood laminate flooring. Painted in neutral tones.

Bedroom 2 (11' 8.94" x 9' 9.32") or (3.58m x 2.98m)

Twin bedroom with window to the front elevation. Wood laminate flooring. Painted in neutral tones.

Bedroom 3 (9' 4.99" x 8' 5.18") or (2.87m x 2.57m)

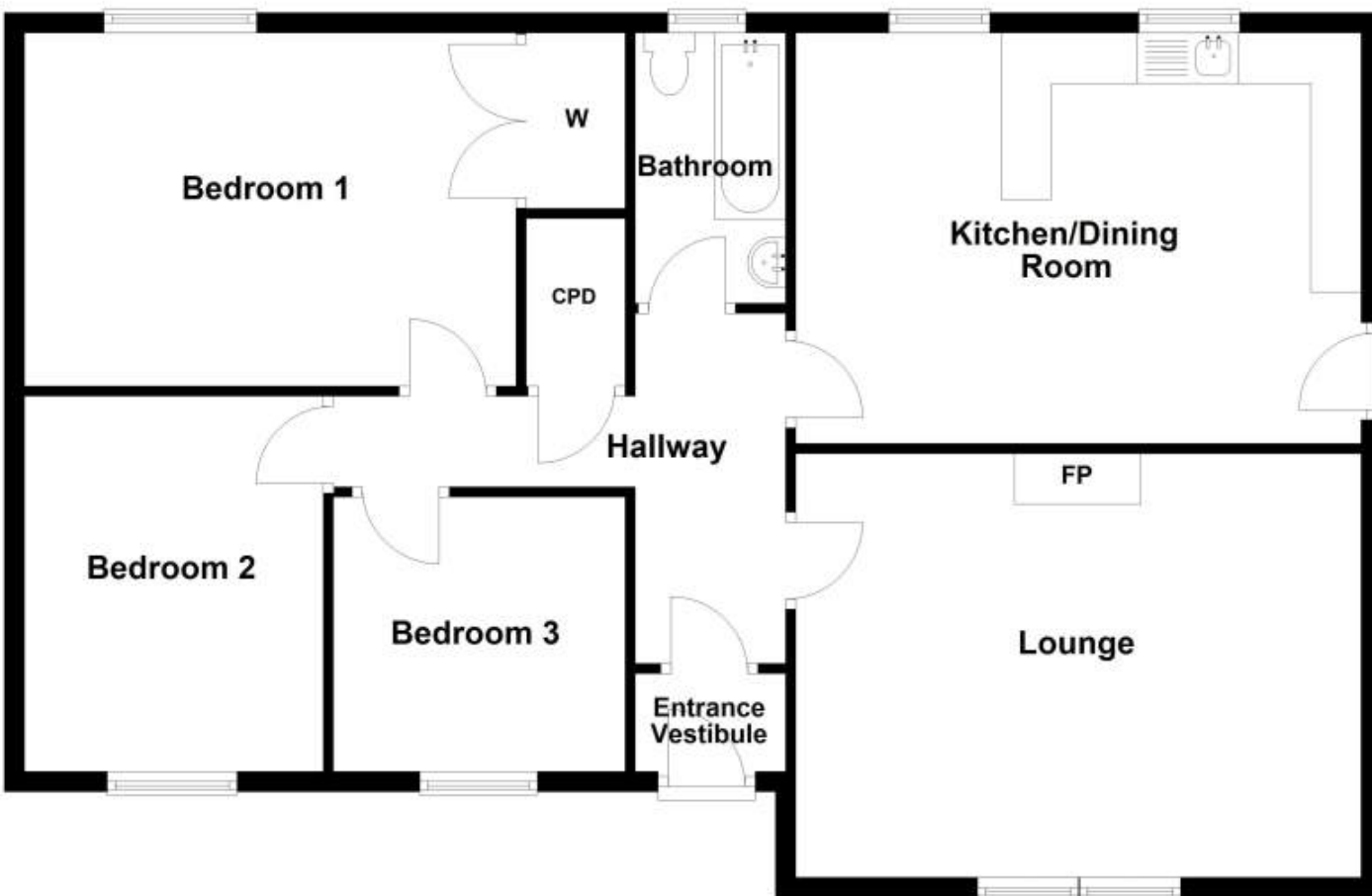
Single bedroom with window to the front elevation. Wood laminate flooring. Painted in neutral tones.

Bathroom (8' 9.51" x 4' 10.66") or (2.68m x 1.49m)

Family bathroom comprising W.C, wash hand basin and bath with electric shower over. Frosted window to rear elevation. Tile splashback. Wood laminate flooring. Painted in neutral tones.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.