

Isay Cottage, Stein, Waternish, Isle Of Skye, Scotland, IV55 8GA  
Offers Over £405,000

ISLE OF SKYE  
ESTATE AGENCY



# Isay Cottage, Stein, Waternish, Isle Of Skye, Scotland, IV55 8GA

Isay Cottage, is a delightful, well presented three bedroom category C listed cottage located in the very desirable village of Stein on Skye's beautiful Waternish Peninsula. Occupying two floors the property boasts a shoreside position affording panoramic views over Loch Bay and the Minch towards the Outer Isles.

- Mid-Terrace Cottage
- 3 Bedrooms
- Category C Listed
- Shoreside Location
- LPG Gas Underfloor Heating
- Private Garden Grounds
- On Street Parking
- Sea Views

## Services

Mains Electric, Mains Water. Drainage by way of septic tank. LPG Gas Underfloor Heating.

## Tenure

Freehold

## Council tax

Band Not Specified

## Property Description

Isay Cottage is a charming, three bedroom cottage set in an enviable position affording stunning sea views over Loch Bay. The property is category C Listed building that has been fully renovated and modernised while still retaining much of this historical buildings character and charm such as traditional sash windows, deep window sills and exposed stone walls.

The accommodation is split over two floors and comprises of; entrance hallway, bedroom, shower room and open plan lounge/kitchen diner on the ground floor with two bedrooms (one en-suite) and a W.C on the second floor. The property further benefits from underfloor LPG gas heating and multi-fuel stove in the open plan lounge area.

Stein was designed by Thomas Telford and established in 1786 by the British Fisheries Society and has changed little in the years that have followed. Most of the properties are listed and the village is a conservation area.

Externally the property hosts two areas of garden grounds - a private landscaped garden to the rear and a shore side garden to the front. There is also a storage shed located in the rear garden providing additional storage. On street parking is available to the front of the property.

Isay Cottage presents a wonderful opportunity to purchase a stunning cottage in a unique setting and must be viewed to fully appreciate the standard of accommodation and views on offer.



**Entrance Hall (15' 7.79" x 3' 8.88" ) or (4.77m x 1.14m)**

A UPVC door with frosted glazed window provides access into the welcoming entrance hallway. Access to Open plan lounge/kitchen diner, bedroom and shower room. Exposed stone wall/painted. Solid tile flooring.

**Bedroom 2 (10' 0.08" x 9' 6.17" ) or (3.05m x 2.90m)**

Double bedroom with window to the front elevation boasting sea views. Built in wardrobe. Painted in neutral tones. Solid tile flooring.

**Shower Room (10' 10.71" Max x 4' 5.94" Max) or (3.32m Max x 1.37m Max)**

Modern shower room comprising W.C., vanity basin and walk in shower with mains shower. Frosted window to rear. Tiled walls and floor. Extractor fan. Chrome heated towel rail.

**Open Plan Kitchen/Lounge/Dining Room (23' 3.13" Max x 28' 4.16" Max) or (7.09m Max x 8.64m Max)**

Impressive open plan lounge/kitchen diner. Dual aspect with windows to the front and rear elevations, three Velux skylights to the rear elevation. Half glazed UPVC door provides access to the rear garden. Multi-fuel stove. Stairs leading to the first floor. Built in under stairs storage cupboard.

The kitchen area offers a good range of floor units with contrasting worktop. Integrated dishwasher. 7 ring gas oven and hob with extractor over. Stainless steel one and a half bowl sink and drainer with mixer tap. Ample space for dining table and chairs. Gas boiler housing. Built-in storage cupboard. Painted in neutral tones. Exposed stone wall. Solid tile flooring.

**Landing (21' 10.99" Max x 9' 11.29" Max) or (6.68m Max x 3.03m Max)**

Providing access to two bedrooms and W.C. Carpeted. Velux window to rear elevation. Large storage cupboard. Painted in neutral tones.

**Master Bedroom (11' 1.86" x 10' 6.38" ) or (3.40m x 3.21m)**

Bright and spacious master bedroom with two Velux windows to the front elevation. carpeted. Exposed stone wall/painted in neutral tones. Loft access. Door to en-suite.

**En Suite (10' 9.53" x 5' 10.47" ) or (3.29m x 1.79m)**

Bathroom suite comprising W.C., vanity wash hand basin and jacuzzi bath with mains shower over. Velux window to rear elevation. Tiled splashback. Vinyl flooring. Chrome heated towel rail. Painted in neutral tones.

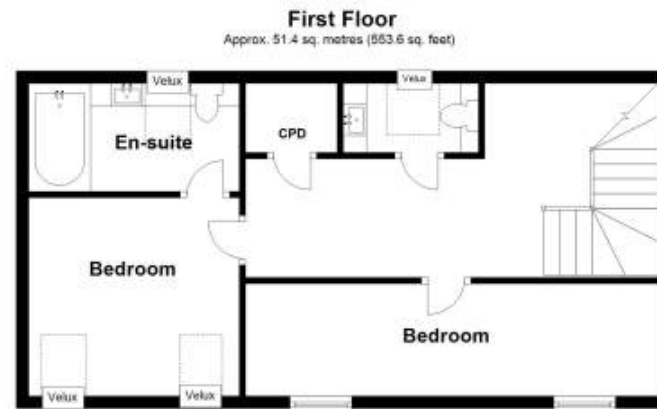
**Bedroom 3 (21' 10.99" x 5' 11.65" ) or (6.68m x 1.82m)**

Twin bedroom with two windows to the front elevation affording sea views. Carpeted. Painted in neutral tones.

**W.C (5' 10.87" x 3' 3.37" ) or (1.80m x 1.00m)**

W.C. comprising W.C., and vanity wash hand basin. Velux window to rear elevation. Vinyl flooring. Painted in neutral tones. Extractor fan.





Total area: approx. 122.9 sq. metres (1322.6 sq. feet)

Illustrative only. Not to scale.  
Plan produced using PlanitUp.



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>		85
(69-80) <b>C</b>		77	(69-80) <b>C</b>	76	
(55-68) <b>D</b>	66		(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.