



Half of 10 Upper Breakish, Broadford, Isle Of Skye, IV42 8PY
Offers Over £395,000

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Half of 10 is a well appointed detached four bedroom house located in the scenic township of Upper Breakish occupying an elevated position boasting widespread views across the Inner Sound, towards the Isles of Raasay, Pabay & Scalpay and Beinn Na Caillich.

- Detached House
- Four Bedrooms (1 en-suite)
- Traditional Features
- Private Garden Grounds
- Sea Views
- Walk-in Condition
- Detached Outbuilding
- Oil Fired Central Heating

Services

Mains Electric, Mains Water. Drainage by way of septic tank.

Tenure

Freehold

Council tax

Band C

Property Description

Half of 10 is a well-presented property set within generous garden grounds in the popular township of Upper Breakish, conveniently positioned 3 miles from Broadford and all amenities on offer. The property is a traditional stone house which has been fully renovated to a high standard boasting high quality fittings and fixtures and finished with light and contemporary décor. The property still retains its character and charm with many traditional features such as original recessed stone fireplaces, exposed stone wall, traditional wood doors and deep window sills throughout. The property further benefits from UPVC double glazing, oil central heating and a multi fuel stove in the lounge.

The bright and airy accommodation within is set out over two floors and comprises of: entrance porch, lounge, kitchen diner, utility room, shower room and en-suite double bedroom on the ground floor with landing, family bathroom and three further double bedrooms on the first floor.

Externally the property sits within generous fully enclosed garden grounds extending to approximately 0.4 acre or thereby (to be confirmed by title deed). The private drive leads to a tarmac parking area providing ample parking for a number of vehicles. A large outbuilding to the rear of the property, with electricity connection, offers potential for conversion into additional accommodation subject to obtaining the necessary consents.

Half of 10 Upper Breakish would make a wonderful family home set in a beautiful location where stunning views are afforded. It must be viewed to fully appreciate what is on offer.



Entrance Porch (4' 10.27" x 4' 0.82") or (1.48m x 1.24m)

Bright entrance porch accessed via a half glazed UPVC door. Dual aspect with windows to front and side elevations affording views across the the Inner Sound and beyond. Solid tile flooring. Painted in neutral tones. Traditional wood door with frosted glass panel into lounge.

Lounge (19' 2.31" Max x 13' 3.05" Max) or (5.85m Max x 4.04m Max)

Spacious lounge with window to the front elevation affording sea views across the Inner Sound and beyond. Original recessed stone fireplace housing multi fuel stove with slate hearth. Exposed original stone wall. Solid wood flooring. Painted in neutral tones. Access to bedroom one, kitchen/dining room and oak staircase to first floor.

Kitchen/Diner (18' 7.62" Max x 10' 3.62" Max) or (5.68m Max x 3.14m Max)

Impressive kitchen diner fitted with a good range of modern wall and base units with solid oak worktop over. Dual aspect room with window to the rear elevation and sliding patio doors to the side providing access to the garden. Composite one and a half bowl sink with mixer tap. Tile splashback. Freestanding Smeg range cooker with 6 ring gas hob and extractor hood over. Integrated dishwasher. Solid wood flooring. Painted in neutral tones. Built in cupboard housing the consumer unit. Access to utility room.

Utility Room (11' 9.34" Max x 9' 0.27" Max) or (3.59m Max x 2.75m Max)

Dual aspect utility room with windows to the rear and side elevations. Half glazed UPVC door to the side. Base units with solid oak worktop over. Composite sink and drainer with mixer tap. Tile splashback. Space for white goods. Chrome heated towel rail. Two loft hatches. Built in storage cupboard. Door to Shower room. Solid tile flooring. Painted in neutral tones.

Shower Room (5' 9.68" Max x 4' 9.09" Max) or (1.77m Max x 1.45m Max)

shower room comprising W.C, wash hand basin and corner shower cubical with electric shower. Frosted window to rear elevation. Chrome heated towel rail. Solid tile flooring. Partially tiled and painted walls. Extractor fan.

Bedroom 1 (8' 9.12" Max x 12' 6.79" Max) or (2.67m Max x 3.83m Max)

Generous double bedroom with window to the front elevation boasting sea views. Open wardrobe. Original recessed stone fireplace. Carpeted. Painted in neutral tones with wood panel feature wall. Door off to en-suite shower room.

En Suite (6' 11.07" x 3' 4.16") or (2.11m x 1.02m)

Modern suite comprising of W.C. and wash hand basin with tiled splashback. Shower cubicle with mains shower and wet wall surround. Chrome heated towel rail. Extractor fan. laminate flooring. Painted in neutral tones.

Landing (18' 4.08" Max x 7' 6.16" Max) or (5.59m Max x 2.29m Max)

Light and airy landing with Velux window to rear and window with seating area to the front. Access to three double bedrooms and family bathroom. Built in storage cupboard. Carpeted. Painted in neutral tones.

Bedroom 2 (12' 3.64" Max x 10' 11.89" Max) or (3.75m Max x 3.35m Max)

Good size double bedroom with window to the front elevation affording beautiful sea views. Carpeted. Painted in neutral tones.

Bedroom 3 (12' 7.57" x 8' 4") or (3.85m x 2.54m)

Double bedroom with window to the front elevation boasting sea views. Carpeted. Painted in neutral tones.

Bedroom 4 (10' 2.83" x 9' 1.45") or (3.12m x 2.78m)

Double bedroom with window to the side elevation affording lovely views of the Red Cuillin Beinn Na Caillich and across Broadford bay. Built in cupboard housing the hot water tank. Carpeted. Painted in neutral tones.

Bathroom (6' 11.07" x 6' 8.71") or (2.11m x 2.05m)

Family bathroom comprising of W.C, wash hand basin and bath with mains shower over. Tile splash back around bath enclosure. Frosted window to side elevation. Chrome heated towel rail. Solid tile flooring. Partially tiled and painted walls. Extractor fan.

External

ExternalOutbuilding

A large outbuilding to the rear of the property, with electricity connection, offers potential for conversion subject to obtaining the necessary consents.

Garden

Half of 10 sits within generous garden grounds extending to approximately 0.4 acre or thereby (to be confirmed by title deed). The private drive to the side of the property leads to a spacious area at the rear affording ample parking for a number of vehicles. The garden is mainly laid to lawn and has a gravel path surrounding the property, with a small decked section to the rear.

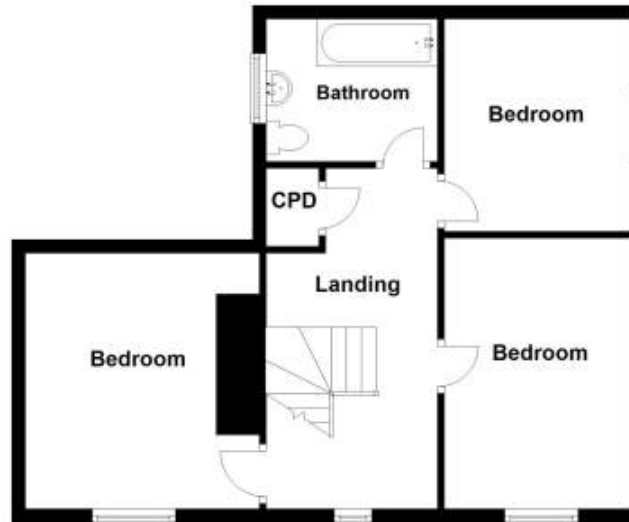
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Ground Floor



First Floor



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		90	(81-91) B		
(69-80) C	71		(69-80) C		76
(55-68) D			(55-68) D	68	
(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 (CO₂) emissions. The higher the rating the less impact it has on the environment.