



Fiscavaig, Carbost, Isle of Skye, IV47 8SN
Offers Over £435,000

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An exciting and rare opportunity to acquire a bespoke architect-designed eco home complete with guest annex set within expansive, landscaped garden grounds located in the desirable township of Fiscavaig boasting expansive views over Loch Harport and the surrounding countryside.

- Detached Eco House
- Two Bedrooms
- Views over Loch Harport
- Detached Annex
- High End Fittings and Fixtures
- Set within Large, Landscaped Gardens
- Walk-In Condition
- Sauna
- Decorated throughout with blinds & curtains
- Furniture available by separate negotiations

Services

Mains Electric, Mains Water. Drainage by way of septic tank and soakaway system.

Tenure

Freehold

Council tax

Band F

Sailors Cabin is a modern and sustainable two bedroom eco home built to a high Swiss passive house standard. Completed in 2022 the property was conceived to blend modernist minimalism with warm, natural materials creating a unique home built to withstand Skye's weather, the home features Scottish Larch cladding, storm-protected terraces and triple glazed NorDan windows and doors. Occupying an elevated position the property affords stunning views over Loch Harport towards the Trotternish Ridge. Sailors Cabin sits within attractive, landscaped garden grounds complete with a 15 sq meter annex which offers flexibility to be used as a studio or guest accommodation with the potential for use as a holiday let subject to obtaining the relevant consents and STL licence. The Cabin has electricity and water connected with all plumbing in place.

The accommodation within comprises of entrance hall, kitchen/dining room, living room, two double bedrooms, W.C and shower room with sauna. The property further benefits from heating by way of a wood burning stove and MVHR system by Zehnder along with app-controlled passive electric heaters for remote convenience. The current owners have all the connections in place for future integration of solar panels and a heat pump should the new owners wish. The architecture and interiors have been designed by Swiss-based studio Vinval Gestaltung using high end fittings and fixtures, the furniture is available by way of separate negotiation.

Externally the property sits within a substantial, private garden plot extending to 1.35 acres. The landscaped gardens have been planted with birch, beech and willow trees complimented with shrubs and escallonia hedging. Access is granted from the township road by a shared access road leading into the fully enclosed gardens with ample parking available to the rear of the property on the gravel driveway. Available by separate negotiation, prospective buyers have the opportunity to acquire an adjoining building plot extending to 0.4 acres offering the potential for further development or expansion to the existing grounds. Further information can be found here: https://www.iosea.co.uk/_property/PRA10051/plot-10-fiscavaig-carbost-isle-of-skye-iv47-8sn/

Sailors Cabin presents a rare opportunity to purchase a truly special and bespoke home or retreat in a stunning location and must be viewed to fully appreciate the standard of accommodation on offer.



Entrance Hall (14' 9.16" Max x 10' 9.92" Max) or (4.50m Max x 3.30m Max)

A covered entrance porch leads to a fully glazed NorDan exterior door providing access into the entrance hallway. The hallway provides access to the living room, kitchen/ dining room, bedroom one, W.C and shower room with sauna. A utility/plant room houses the boiler, hot water tank and consumer unit along with a washer/dryer. Painted in neutral tones. Douglas Fir real wood flooring.

Living Room (16' 4.85" x 11' 5.79") or (5.00m x 3.50m)

Three steps lead from the entrance hall down into the living room. Dual aspect with windows to the side elevation, skylight and sliding patio doors to the front elevation grants access to the decked storm terrace overlooking Loch Harport. High-efficiency wood burning stove designed for passive houses provides heating and hot water. Bespoke oak cabinetry, whisky bar with brass-mesh doors. Painted in neutral tones. Douglas Fir real wood flooring. Sliding doors to bedroom two.

Kitchen/ Dining Room (14' 9.16" x 13' 1.48") or (4.50m x 4.00m)

Stunning custom shaker-style kitchen with soft close drawers. Equipped with high end Fisher & Paykel appliances. Handmade Portuguese and English tiles. Picture window to front elevation framing Loch Harport, window and fully glazed door to side elevation. Sliding patio doors leading out to the storm terrace. Douglas Fir real wood flooring. Painted in neutral tones.

Bedroom 1 (15' 3.07" x 9' 10.11") or (4.65m x 3.00m)

Generous double bedroom with picture window to the side elevation boasting countryside views. Finished in neutral tones. Douglas Fir real wood flooring.

Bedroom 2 (9' 10.11" x 11' 11.7") or (3.00m x 3.65m)

Double bedroom with window to rear elevation and roof skylight allow an abundance of natural light to flood the room. Finished in neutral tones. Douglas Fir real wood flooring.

W.C

WC comprising wash hand basin and Japanese-style smart toilet. Window to side elevation. Tiled walls. Douglas Fir real wood flooring.

Shower Room & Sauna

Walk-in mains operated rain fall shower. Tiled walls to shower enclosure. Windows to rear elevation. Aspen clad sauna with Harvia heater. Solid tile flooring.





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	93	99
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(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.