



Carbostmore, Carbost. Isle of Skye. IV47 8ST

Former Church

Stunning Loch and Mountain Views

Close to Village

Offers Over £175,000.00

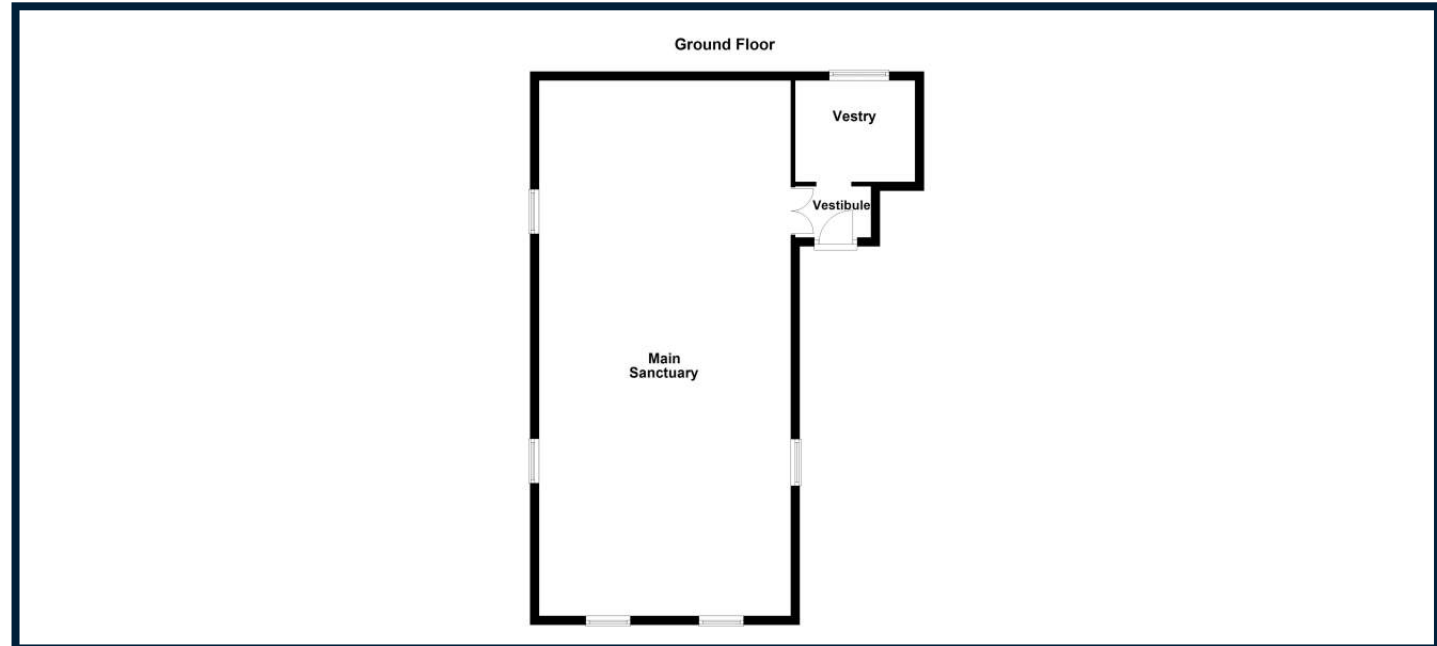
This picturesque, white-washed stone church is situated overlooking Loch Harport in the crofting township of Carbstmore, on the Minginish peninsula. The church building was built circa 1854 by the people of the Carbst community and lies on the seaward side of the Carbst/Drynoch public road (B8009) and is in close proximity to the iconic Cuillin Mountains and the beaches at Talisker and Glenbrittle. Carbst village, which has a primary school, the famous Talisker distillery, village shop, and a medical surgery, is under a mile away. Portree, the administrative and commercial centre of Skye, is 20 miles away, and is served by a regular bus service (Mon-Fri) from Carbst.

The subject property is a traditional whitewashed stone church building under a natural slate roof, situated within a land area of approximately 0.091 acres (0.037 hectares), or thereby (to be confirmed by title deed). It is enclosed by a boundary wall on the southeast and southwest sides, with the title undefined boundary extending 6 feet from the northeast gable. The western boundary is formed by the bank of Langel Burn. The adjacent public carpark forms part of the neighbouring croft land and is not included in the subjects for sale.

The accommodation features a small entrance porch and vestry within a side extension. The main sanctuary measures 12.0m x 5.70m (39ft 6" x 19ft) with a high-level coombed ceiling. The floor to ceiling height measures 4.80m (16ft). It has single glazed windows with secondary inner glazing and a timber floor with plasterboard lining on the walls and ceiling.

A wayleave, for taking a route for a new water supply from the public mains supply, situated on the south side of the public road, is pending approval by Scottish Ministers being landlords. It is the sole responsibility of any prospective purchaser to ensure that all rights will be granted by the local authority for any planned changes of use, alterations and extensions, and connections to services.

The property is currently served only by mains electricity, which has been isolated for safety purposes. The nearest mains water supply is believed to be close by. Installing a domestic sewerage treatment plant would need both planning consent and building warrant approval, potentially as part of a broader project application.



Entrance Vestibule (5' 6.93" x 3' 9.28") or (1.70m x 1.15m)

Entry via timber door. Access provided to vestry and main sanctuary.

Office (8' 9.91" x 7' 5.76") or (2.69m x 2.28m)

Vestry / office accessed from entrance vestibule. Timber floor. Painted.

Main Hall (39' 4.44" x 18' 8.41") or (12.00m x 5.70m)

Main Sanctuary with single pane, arched windows to front and side. Door leading to/from entrance vestibule. Pulpit and pews still in place. Timber and carpeted floor. Painted.