

1 and Half of 2 GLENGRASCO Portree, Isle of Skye IV51 9LN

Price Guide £725,000



- Modern Three Bedroom Detached House with Delightful Gardens
 - Two Self Catering Holiday Units
- Workshop ● Extensive Owner-Occupied Croft with Two Tree Plantations
 - Approx. 59 Acres In All
- Tranquil Elevated Position with Panoramic Countryside Views

REF EO8308

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:
Portree 2 miles • Skye Bridge 68 miles

A modern three bedroom detached house with two self-catering holiday units, set in approx. 59 acres of owner-occupied croft, in a tranquil, elevated position with panoramic countryside views.

We understand the house was built in 2000 and it sits within beautifully maintained gardens and grounds with wonderful far reaching panoramic views over the surrounding moorland and countryside. The two recently completed self-catering holiday units have potential to generate income and there is a further annual income of around £700 to £800 from a Forestry Grant Scheme, payable until 2027.

Glengrasco is a small crofting community about two miles from Portree, the capital of Skye. Set around a natural harbour, Portree is a bustling port, thriving business / cultural centre and offers a wide range of shops, services and leisure facilities including a hospital and medical centre, doctors, dentists, primary and secondary schools offering both Gaelic and English medium classes, library, swimming pool, supermarkets, hotels, bars, cafes and restaurants.

THE RESIDENCE

Completed in 2000 with oil fired central heating and double glazed windows. The accommodation with approx. room sizes is as follows:

Entrance Porch four steps rise to a half frosted glazed uPVC door, oak flooring, access to:

Hallway half glazed door with glazed side panel, understairs cupboard, recess creating a small desk area, radiator, wood laminate flooring, access to lounge, kitchen/dining room, bathroom, stairs to upper floor.

Lounge 26' x 15'9 (about 7.9m x 4.81m) a dual aspect room, half frosted glazed door, picture window to front with far reaching countryside views, window to rear with garden views, free standing stove set on a slate hearth with timber surround and tile insert, two radiators, oak flooring.

Kitchen / Dining Room 26' x 13'6 (about 7.9m x 4.17m) picture window to front with countryside views, window to side, excellent range of wall and base units with oak worktop over, stainless steel sink, integrated oven with hob and black extractor over, integrated fridge / freezer, peninsula unit with cupboards under and breakfast area, free standing wood burning stove set on a tiled hearth, radiator, oak flooring, ample space for table and chairs.

Utility Room 13' x 8'9 (about 4.07m x 2.7m) an unusually spacious room, half frosted glazed door, window to rear, range of wall units, worktop with space and plumbing for appliance under, radiator, vinyl flooring, door to side giving access to the rear garden.

Bathroom 8'3 x 7'9 (about 2.52m x 2.46m) frosted window to rear elevation, free standing bath with shower over, pedestal wash hand basin, WC, radiator, vinyl flooring.





Stairs and Upper Floor: carpeted stairs rise from the hallway to a carpeted **Landing**, Velux window to front, built-in cupboard, built-in airing cupboard, access to bedrooms and shower room.

Bedroom One 17'9 x 13'9 (about 5.48m x 4.22m) (dimension under coombs) window to front, built-in double wardrobe, radiator, fitted carpet.

Shower Room 7'3 x 5'3 (about 2.28m x 1.68m) frosted window to rear, wet-room style shower with Mira electric shower, pedestal wash hand basin, WC, ladder radiator, ceramic tile floor.

Bedroom Two 13'9 x 13' (about 4.22m x 4.07m) (dimensions under coomb) window to front with countryside views, two built-in cupboards, radiator, fitted carpet.

Bedroom Three 12'6 x 8'9 (about 3.88m x 2.76m) (dimensions at widest points) window to rear, built-in cupboard, radiator, fitted carpet.

TWO SELF CONTAINED HOLIDAY UNITS

The self-catering units have been recently constructed within in a large former agricultural shed which is clad with recently replaced box profile with larch facias to the front.

Both units have open plan **Living Rooms** with uPVC sliding patio doors opening to the raised deck. **Kitchen Areas** with built-in base units with worksurfaces, stainless steel sink, integrated fridge and wood laminate flooring. **Bedroom** and **Shower Room**.

Please refer to the floorplans for approx. room sizes.

Attached to the holiday units is a **Laundry Room** with a large loft space.

OUTSIDE, OUTBUILDINGS & LAND

The main house is accessed from the road along a private chipped track with a sweeping driveway leading to extensive tarmac and gravelled parking area. The well-maintained gardens and grounds are laid to grass with delightful colour beds and borders, mature trees and raised vegetable beds.

A separate driveway leads to the holiday units with an extensive chipped parking area and a decked ramp giving access to a raised deck area.

The owner-occupied croft extends to the front and rear of the property and is currently used for grazing sheep. There is a **Workshop** and **Two Tree Plantations** that were planted using a Forestry Grant Scheme. We understand there is also a 1.5 share in the Club Stock Common Grazings.

IN ALL APPROX. 59 ACRES
(About 24 Hectares)

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Holiday Units

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

THE HIGHLAND COUNCIL
Tel: 01349 886608

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** D **COUNCIL TAX** C

DIRECTIONS

From the A87 at Portree, head west on the B885 for 2 miles and the entrance drive to the property is on the left-hand side.

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N.B. These details are prepared in good faith as a general guideline for intending purchasers and they do not constitute an offer of contract. Rural Scene have NOT VISITED 1 and Half of 2 Glengrasco. ALL INFORMATION CONTAINED IN THESE PARTICULARS HAS BEEN SUPPLIED BY THE VENDORS who have checked and approved the details; however purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property and also any Planning Permissions, Rights of Way, or other matters relating to it. Interested parties must contact Rural Scene to arrange to view this property.