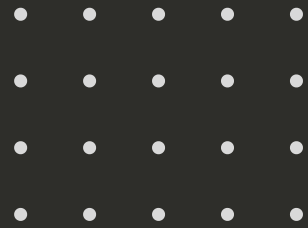




DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

20-21 North Beach Street, Stornoway
Isle of Lewis, HS1 2XQ



CROFT HOUSE FOR SALE

Croft Tenancy with Dwelling House at 16 Vatisker, Back, Isle of Lewis, HS2 0JS

In a sought-after location in Back, we are pleased to welcome to the market this Croft Tenancy together with charming, traditional three bedroom Croft House located a stone throw away from Vatisker Beach.

Contact Us -

property@derekmackenzie.com
01851 702211





Although accommodation may benefit from modernisation, the property lends itself as a cosy family home. Accommodation is presented over one and a half storeys comprising ground floor entrance porch, lounge, kitchen/diner, rear porch, shower room and double bedroom. First floor comprises two spacious double bedrooms and a box room/store.

Externally to the rear of the property is an attached barn offering excellent potential for a studio, workshop or further development. There is substantial garden ground surrounding the property with drying area and off-road parking suitable for multiple vehicles.

The Croft Tenancy comprises approximately 1.81 hectares (4.47 acres) and is divided into two distinct areas—one adjoining the property and another extending towards Vatisker Shore—offering excellent potential for a variety of agricultural uses.

The property is within close proximity to Back Primary School, Back Pharmacy, Gordon Diesel Filling Station, Hairdressers, Barbers and Brevig Pier. The main town of Stornoway is approximately 8 miles away with all amenities and services.

Sale of Croft Tenancy Subject to Crofting Commission Approval

Porch - 1.27m x 1.36m



Porch - 1.55m x 2.75m



Kitchen/Diner - 5.28m x 4.19m



Lounge - 4.24m x 3.64m



Bedroom 1 - 3.52m x 4.17m



Bedroom 2 - 3.63m x 3.77m



Bedroom 3 - 3.71m x 3.67m



Shower Room - 2.17m x 1.83m



Hallway & Landing - 3.20m x 1.88m



External & Barn - 3.70m x 7.21m



Area 1 - 0.97 hectares (2.39 acres)



Area 2 - 0.68 hectares (1.68 acres)



Additional Information

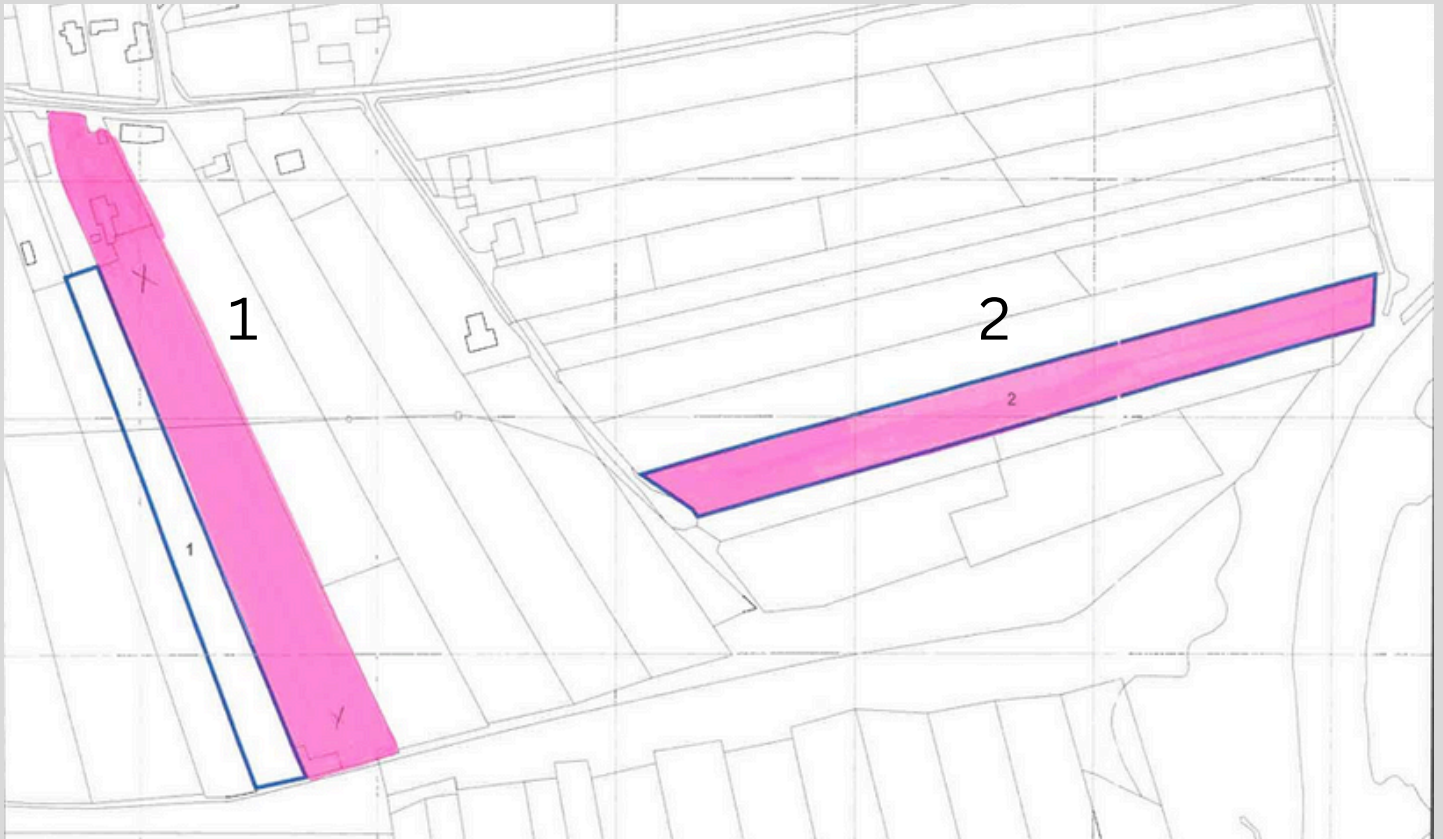
EPC Rating: Band F

Internal Area: 100m

Council Tax Band: B

Croft at 16 Vatisker

Area 1 - 0.97 hectares (2.39 acres)

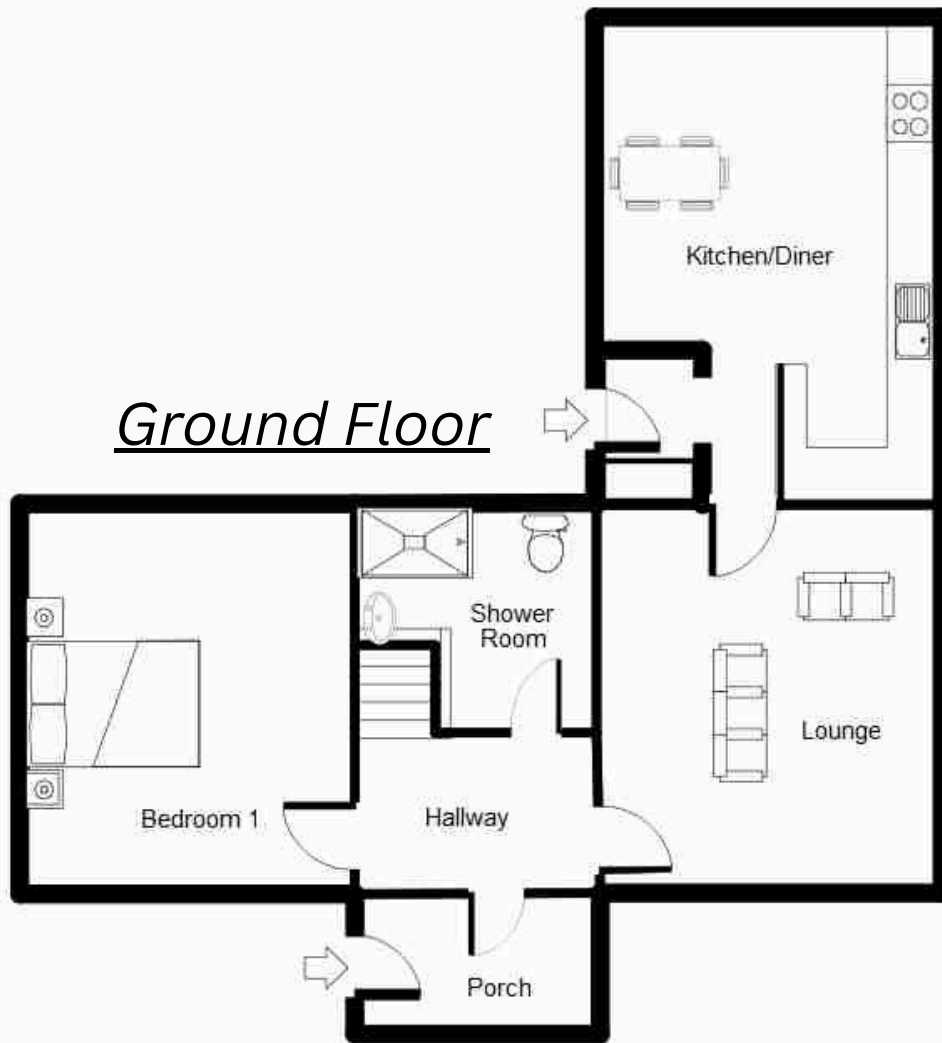


Area 2 - 0.68 hectares (1.68 acres)

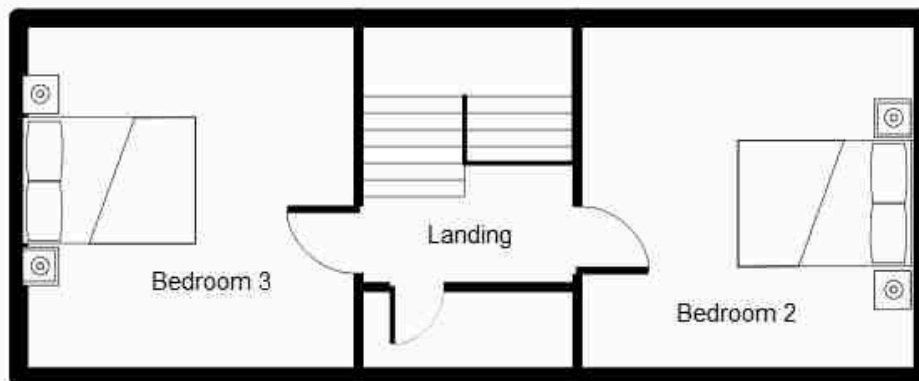


Floor Plan

Ground Floor



First Floor



The foregoing particulars of sale are to be used as a guide only. No details are guaranteed and all measurements are approximate and are intended for general guidance only. We have not tested any services, equipment or appliances in the property and we advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT

Director: Derek Mackenzie

Derek Mackenzie Solicitors is the trading name of Derek Mackenzie & Company Limited, a company registered in Scotland. Company Registration Number: SC540484.

VAT Number: 127638792. Registered Office as above.