



Old Cottage, 5 Sasaig, Teangue, Isle of Skye, IV44 8RD
Offers Over £270,000

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Occupying a desirable elevated position in the township of Sasaig on the popular Sleat Peninsula, this extended property enjoys stunning, far-reaching panoramic views. Tastefully upgraded throughout, the home offers an excellent blend of traditional character and modern features. Presented in true walk-in condition, it provides attractive and comfortable accommodation across two floors.

- Detached Property
- Two Bedrooms
- Oil-Fired Central Heating
- Double Glazing
- Stunning Views & Location
- Wood Burning Stove
- Conservatory
- Ample off road parking
- Private Garden

Services

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

Tenure

Freehold

Council tax

Band B

Property Description

Occupying a highly desirable elevated position within a quiet, secluded setting, The Old Cottage is a charming home enjoying superb, far-reaching views across the surrounding countryside and the Sound of Sleat towards the hills of Knoydart and Mallaig on the mainland. From the property, the ever-changing seascape can be enjoyed throughout the day, including views of the Armadale to Mallaig ferry as it makes its regular crossing.

This traditional 1½-storey former croft house has been thoughtfully upgraded over the years to provide all the comforts of modern living while retaining an abundance of cottage charm and character. The property benefits from double glazing, oil-fired central heating and a multi-fuel stove in the sitting room. A generously proportioned conservatory offers a particularly peaceful place to relax and admire the magnificent views, whatever the weather.

Tastefully and neutrally decorated throughout, the accommodation comprises an entrance porch, an open-plan sitting, dining and kitchen area, and a conservatory on the ground floor. Upstairs, there is a landing, two bedrooms and a bathroom.

A generous, well-planted garden surrounds the property and has been carefully landscaped to complement the natural terrain. Attractive flower beds provide seasonal colour, while hundreds of spring bulbs have been planted to create a spectacular display each year. Several seating areas are positioned around the garden, offering wonderful vantage points from which to appreciate the panoramic views. A gravel driveway to the front provides ample parking and turning space.

Presented in true walk-in condition and situated close to the beach, The Old Cottage combines an idyllic private setting with breathtaking coastal and mountain views. It would make an ideal permanent home, peaceful holiday retreat or attractive holiday-



Porch (10' 7" x 5' 11") or (3.23m x 1.80m)

Bright, spacious porch with multiple windows and spotlights. UPVC exterior door with large glass pane, slate tiled floor, wood V lining on walls. Large built in storage cupboard. Glass panelled door leads to lounge area.

Open plan Kitchen/Lounge/Dining (28' 3" x 12' 2") or (8.60m x 3.71m)

Open plan area with windows to the front and rear. Central wooden staircase with rear facing window, large Velux window and feature arch providing additional light to the living area. Under stairs storage.

The kitchen area has wall and base units together with a kitchen island incorporating breakfast bar. Integrated fridge, oven and ceramic hob , space for white goods. Stainless steel sink. Natural stone tiles on the floor. The walls are wood v lined with tiles behind the sink and cooker areas. A glass panelled door leads to the conservatory.

The lounge area has a woodburning stove set in a painted natural stone wall. The remaining walls are painted wood v lined, the floors are oak . Front facing window.

Conservatory (9' 4" x 15' 9") or (2.85m x 4.80m)

Light filled conservatory with wrap around windows. Large patio doors lead to slabbed area and garden. The walls are painted wood v lined and the floors are wood laminated. Wonderful sea views towards Mallaig.

Landing (5' 11" x 2' 8") or (1.80m x 0.82m)

Carpeted landing with wooden balustrade and painted wood v lined walls. Loft access.

Bedroom 1 (8' 8" x 11' 7") or (2.64m x 3.52m)

Double bedroom with built in eaves storage cupboards, wardrobes and boiler storage. The floors are carpeted and the walls are painted wood v lined.

Bathroom (6' 6" x 5' 7") or (1.99m x 1.70m)

Bathroom with electric shower over bath, glass shower panel, pedestal sink, heated towel rail and wc. The flooring is vinyl. The walls are painted wood v lined with tiles around bath and sink. Front facing velux window.

Bedroom 2 (9' 8" x 13' 2") or (2.95m x 4.02m)

Double bedroom with carpeted floor, painted walls and front facing velux window.

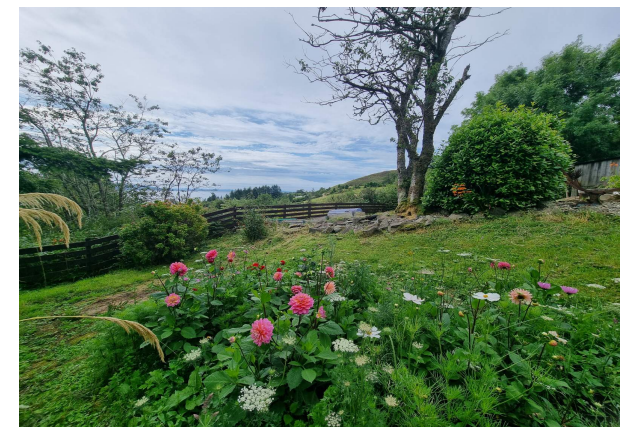
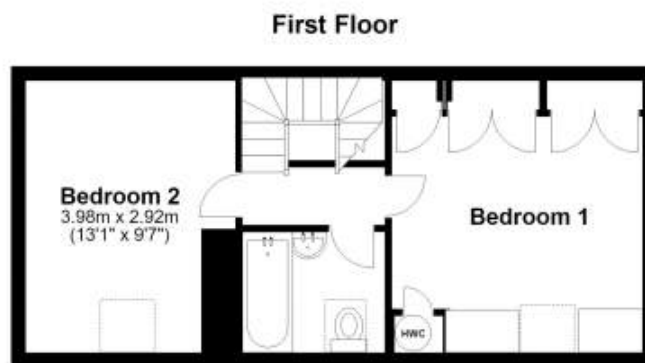
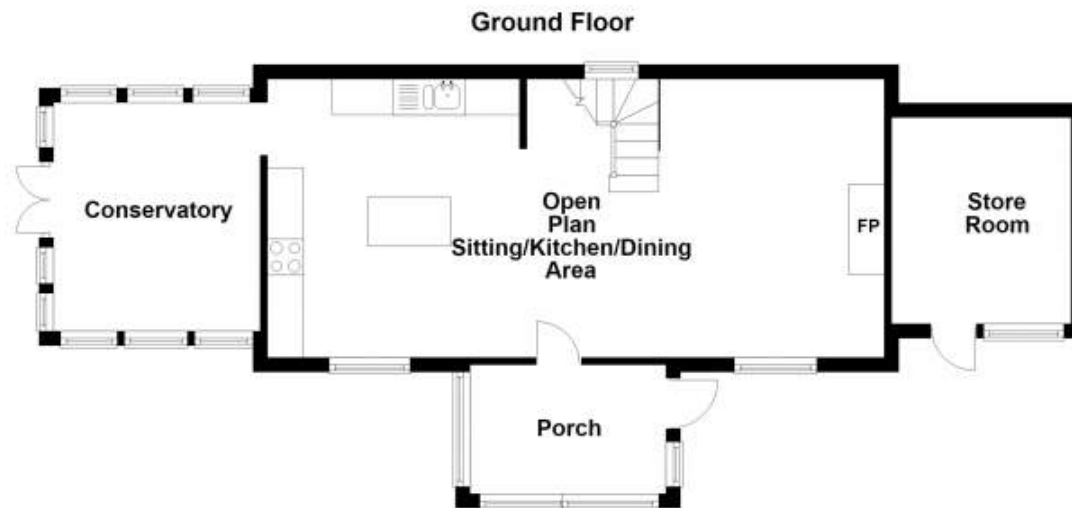
Store Room (15' 2" x 9' 4") or (4.62m x 2.84m)

Useful Store Room/Workshop accessed from the exterior. Glass panelled exterior door and front facing window. Concrete flooring and breezeblock walls.

Garden

Enclosed wrap around garden with ample parking for multiple cars on gravel area. Lawned areas with flower beds, mature trees and shrubs The garden has been planted with hundreds of spring bulbs. Large garden shed with power supply.





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		89	(81-91) B		
(69-80) C			(69-80) C		75
(55-68) D	55		(55-68) D		
(39-54) E			(39-54) E	54	
(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.