

Eabost West, Struan, Isle of Skye, IV56 8FL  
Offers Over £450,000

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Osebank House is a beautifully appointed, architect designed, detached, two bedroom house, with a separate one bedroom annexe, located in the small township of Eabost West overlooking Loch Bracadale and towards MacLeod's Tables.

- Beautiful Detached Property
- Stunning Views
- Off Road Parking
- Separate Annexe
- Large Outbuilding
- Development Potential

Tenure

Freehold

Council tax

Band E

## Property Description

Osebank House is a beautifully appointed, architect designed, detached, two bedroom house, with a separate one bedroom annexe, located in the small township of Eabost West overlooking Loch Bracadale and towards MacLeod's Tables.

The accommodation within is set out over one level and comprises an entrance vestibule, hallway, lounge, open plan kitchen / dining / living area, office, W.C., utility room and two double, ensuite bedrooms. Large windows allow natural light to flood the rooms and afford spectacular views over Loch Bracadale towards MacLeod's Tables. The kitchen is well equipped with a good range of floor and wall units and ample worktop space. The dining and snug area has a vaulted ceiling and a cathedral style window facing eastwards. The property further benefits from timber double glazing and oil-fired central heating. The annexe has an open plan kitchen / living area, double bedroom and an ensuite shower room. The annexe benefits from under floor heating and UPVC windows and doors. The annexe is perfect for a holiday let or granny flat.

Osebank House is set in generous garden grounds, extending to approximately 0.3 acres, or thereby (to be confirmed by title deed) and boasts widespread views over Loch Dunvegan towards MacLeod's Tables. The driveway and parking area is tarmac. The garden grounds are mainly laid to grass with a patio area to the side and raised beds to the rear.

To the side of the driveway is a large, larch clad building comprising of a garage, Home office with kitchen area and dog kennels. This outbuilding offers potential for development, subject to obtaining the necessary planning approval.

Osebank House is a tastefully decorated property in a wonderful location and must be viewed to truly appreciate the offering.



**Vestibule (3' 10.06" x 4' 5.94" ) or (1.17m x 1.37m)**

Entrance vestibule with solid composite door and frosted panel to side.

Decorated in a modern, neutral palate. Access to hallway via a 15 pane timber door with glazed side panel.

**Hallway (18' 4.47" x 11' 9.73" Max) or (5.60m x 3.60m Max)**

Spacious, T-shaped hallway providing access to the lounge, kitchen, cloakroom, office and two double, ensuite bedrooms. Two storage cupboards. Decorated in a modern neutral palate. Oak flooring.

**Lounge (18' 8.8" x 12' 4.82" ) or (5.71m x 3.78m)**

Cosy, dual aspect lounge with picture window to the front boasting views over Loch Bracadale towards MacLeod's Tables. Accessed from the hall via two 15 pane, glazed, timber doors. Wood burning stove. Recessed shelving. Decorated in a modern, neutral tone.

**Open plan Kitchen/Lounge/Dining (24' 7.27" x 22' 5.29" ) or (7.50m x 6.84m)**

Open plan kitchen / dining area with windows to front, side and rear. The kitchen has an integrated dish washer, electric hob, double oven and extractor hood. Ceramic sink and drainer with mixer tap. The view from the window is of the garden and towards Loch Bracadale.

The dining and snug area has a high, vaulted ceiling with window and patio door to the front leading to the garden. A large, cathedral style window at the gable allows natural light to flood the room.

Oak flooring. Decorated in modern, neutral tones. Storage cupboard with hot water cylinder. Access to utility room.

**Utility Room (8' 11.48" x 5' 10.08" ) or (2.73m x 1.78m)**

Accessed from the kitchen / dining area. Worktop with single bowl sink and drainer. Space for washing machine and tumble dryer. Storage cupboard with consumer unit. Composite door to parking area. Window to side.

**Cloakroom (6' 10.28" x 3' 10.06" ) or (2.09m x 1.17m)**

Cloakroom comprising W.C., and vanity wash hand basin. Frosted window to rear. Tiled at wash hand basin. Oak flooring. Modern, neutral decor. Extractor fan.

**Office (9' 1.45" x 6' 10.68" ) or (2.78m x 2.10m)**

Home office with window to rear giving view to garden. Oak flooring. Neutral decor.

**Bedroom 1 (11' 9.34" x 11' 11.7" ) or (3.59m x 3.65m)**

Spacious double, en-suite bedroom with window to front affording views towards Loch Bracadale and MacLeod's Tables. Two double wardrobes. Single storage cupboard. Access to en suite bathroom. Oak flooring. Decorated in a modern, neutral palate.

**Bedroom 1 En suite (9' 4.2" x 5' 6.93" ) or (2.85m x 1.70m)**

Spacious ensuite bathroom comprising W.C., vanity wash hand basin and bath with mains powered shower over. Tiled floor. Frosted window to front. Extractor fan.

**Bedroom 2 (11' 1.46" x 11' 2.25" ) or (3.39m x 3.41m)**

Large double bedroom with window to rear with view to garden. Built in double wardrobe. Modern neutral decor. Oak flooring. Access to ensuite shower room.

**Bedroom 2 En-Suite (6' 10.28" x 4' 9.48" ) or (2.09m x 1.46m)**

Modern shower room with W.C., wash hand basin and shower cubicle. Mains powered shower. Frosted window to rear. Tiled at wash hand basin. Respatex wet wall at shower. Oak flooring. Extractor fan.

**Annex Open Plan Living Room/Kitchen (17' 4.27" x 15' 5.04" ) or (5.29m x 4.70m)**

Open plan kitchen / dining / lounge room with window and patio doors to the front. The kitchen area comprises a good selection of floor units with a contrasting worktop. Tiled splashback. Integrated appliances include a washing machine, dishwasher, fridge with freezer box and an oven and hob with extractor hood. Oak flooring throughout. Underfloor heating. Frosted window to the side. Loft hatch.

**Annex Bedroom One (14' 11.53" Max x 9' 2.24" ) or (4.56m Max x 2.80m)**

Spacious double bedroom with oak flooring and a window and patio door to the front. Under floor heating. Large, built in double wardrobe. Sliding pocket door. Access to en-suite shower room.

**En Suite (6' 6.74" x 5' 8.9" ) or (2.00m x 1.75m)**

Modern shower room comprising W.C., vanity wash hand basin and shower cubicle with mains powered shower. Tiled floor and walls. Window to rear. Chrome, heated towel rail. Sliding pocket door. Extractor fan.

**Outbuilding**

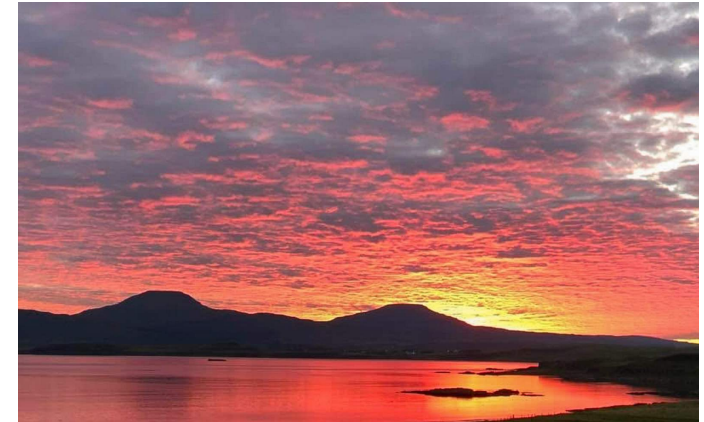
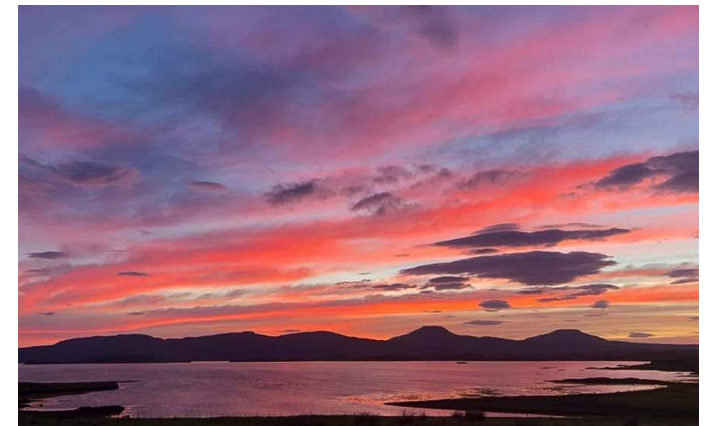
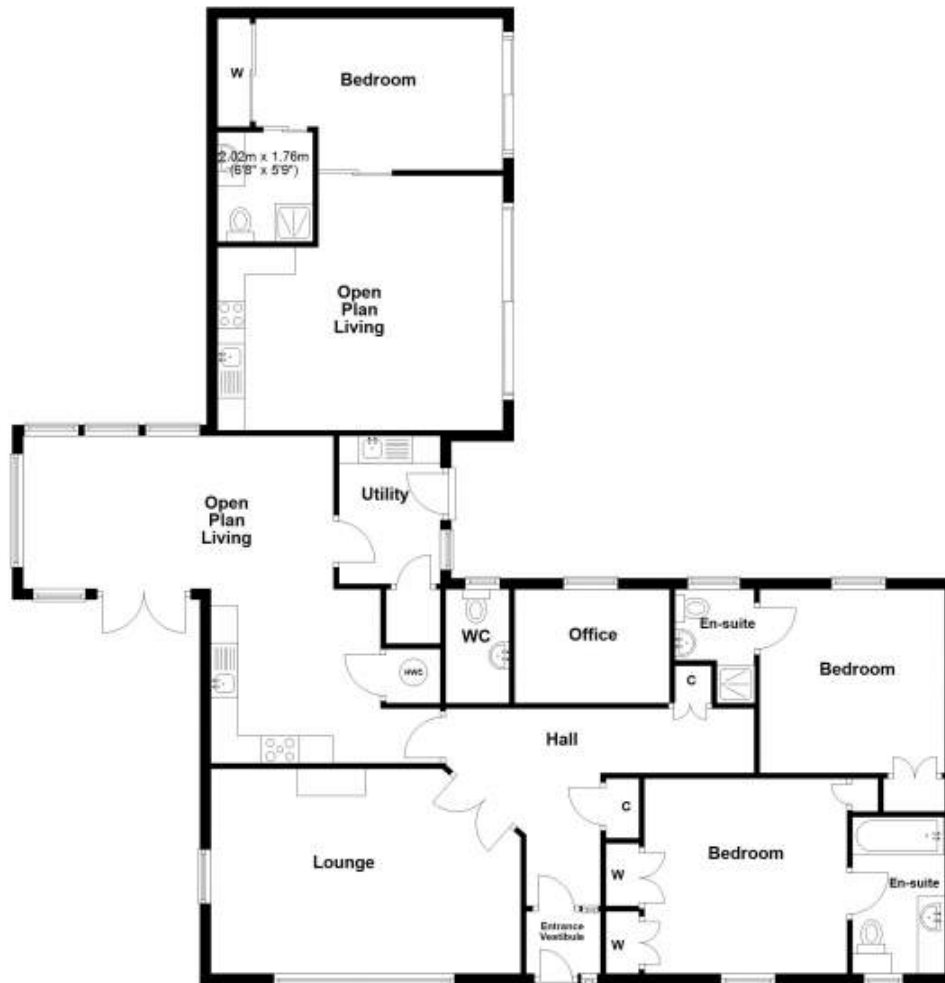
The generously proportioned larch clad outbuilding comprises of a garage, office space with separate kitchen area and a dog kennel. The garage has an up and over door with power and lighting. The office space is large with a window and Aluclad patio door to the front and a separate kitchen area with a window to the rear. It has laminate flooring throughout and is painted in a neutral palate. A loft hatch gives access to a fully floored attic space. There is an outside tap.

**Garden**

Osebank House is set in generous garden grounds, extending to approximately 0.3 acres, or thereby (to be confirmed by title deed) and boasts widespread views over Loch Dunvegan towards MacLeod's Tables. The driveway and parking area is tarmac. The garden grounds are mainly laid to grass with a patio area to the side and raised beds to the rear.



Ground Floor



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		88	(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	71		(69-80) <b>C</b>		74
(55-68) <b>D</b>			(55-68) <b>D</b>	68	
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>			England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.