



Rosebank, Portnalong, Isle Of Skye, IV47 8SL  
Offers Over £340,000

# Rosebank, Portnalong, Isle Of Skye, IV47 8SL

Rosebank, Portnalong is a spacious, detached four-bedroom property located in the scenic township of Portnalong on the Minginish peninsula, affording stunning views over the surrounding countryside towards the Cuillins.

- Detached Four Bedroom Property
- Rural Location
- Mountain Views
- Snooker Room
- Off Road Parking
- Family Home
- Close to Local School
- Regular Bus Service to Portree
- Extension Offers Development Potential
- No Onward Chain

## Services

Mains Electric, Mains Water, Oil-fired Central Heating

## Tenure

Freehold

## Council tax

Band E

## Property Description

Rosebank, Portnalong is a spacious, detached four-bedroom property located in the scenic township of Portnalong on the Minginish peninsula, affording stunning views towards the Cuillins.

Rosebank is a bright and spacious detached four-bedroom property set in private garden grounds boasting stunning views towards the Cuillin mountain range. The property offers the potential to be split giving a self-contained annex, utilising the large cinema / games room. Sitting in generous garden grounds the property offers family accommodation with bright, well-proportioned rooms and ample built-in storage space.

The accommodation within comprises of entrance porch, hallway, lounge, kitchen / diner, utility room, four double bedrooms (one en-suite), family bathroom, sun room, shower room and large games room / cinema. The property further benefits from double glazing throughout and oil-fired central heating. The large games room has a full size snooker table and area for a home cinema, however offers conversion potential, subject to the appropriate planning consents, into a self contained annex.

Externally, the property is set within private garden grounds and is positioned to make the most of the stunning Cuillin views. The front garden is bordered by mature trees and parking is available on the driveway to the front of the property. The rear garden is private and mainly laid to grass. A large hedge forms the rear boundary.

Rosebank provides a fantastic opportunity to purchase a family home in a beautiful, peaceful location and must be viewed to truly appreciate the accommodation on offer. The extended part of the property offers development potential for a home business.



**Entrance Vestibule (5' 10.08" x 3' 11.64" ) or (1.78m x 1.21m)**

Steps lead from the driveway to the UPVC front door with frosted, glazed side panel. The vestibule has a wooden floor and gives access to the hallway via glazed, timber double doors.

**Hallway (10' 3.23" x 14' 7.59" Max) or (3.13m x 4.46m Max)**

Welcoming hallway providing access to lounge, kitchen/diner, bathroom and three double bedrooms (one en-suite). Wooden flooring. Large, built in storage cupboard. Wallpapered. Loft access.

**Lounge (22' 0.96" x 17' 2.69" ) or (6.73m x 5.25m)**

Spacious, triple aspect lounge with picture window to front elevation affording views over the garden towards the Cuillins. Carpeted. Painted and wallpapered in a neutral tone. The lounge has a home cinema screen installed. This may be available by separate negotiation.

**Kitchen/Diner (17' 2.69" x 12' 3.64" ) or (5.25m x 3.75m)**

Bright fitted dining kitchen and dining area with windows to rear affording views to the garden. The kitchen comprises a good range of wall and base units with contrasting worktop. Integrated electric oven and induction hob with extractor hood over. Composite 1 1/2 bowl sink and drainer with mixer tap. Three large storage cupboards, one of which houses the hot water cylinder. Tiled at splash back. Laminate flooring in the kitchen and carpeted in the dining area. Access to utility room.

**Utility Room (12' 5.61" x 7' 7.34" ) or (3.80m x 2.32m)**

Large utility room with a range of floor units and a single bowl composite sink and drainer. Plumbing for washing machine. Laminate flooring. Central heating boiler. Window to side. Half glazed UPVC door to rear garden. Access to bedroom 4 / study.

**Bedroom 4 (11' 1.86" x 7' 7.73" ) or (3.40m x 2.33m)**

Double bedroom with window to front elevation. Carpeted. Painted. Would serve well as a study or home office.

**Master Bedroom (13' 9.35" x 9' 6.17" ) or (4.20m x 2.90m)**

**Bedroom 2 (14' 1.29" x 9' 6.57" ) or (4.30m x 2.91m)**

Generously sized double bedroom with window to the rear elevation. Carpeted. Painted. Door to sun room.

**Bedroom 3 (10' 10.31" x 8' 7.15" ) or (3.31m x 2.62m)**

Small double bedroom with window to rear. Painted. Carpeted.

**Bathroom (9' 0.27" x 5' 8.9" ) or (2.75m x 1.75m)**

Modern family bathroom comprising W.C., wash hand basin and large bath with rainfall shower over. Walls are tiled with wet wall at bath/shower. Laminate flooring. Chrome, heated towel rail. Frosted window to rear. Extractor fan.

**Sun Room (12' 11.51" x 10' 3.62" ) or (3.95m x 3.14m)**

Bright, dual aspect sun room with UPVC window & door and to front elevation, opening onto external decking, affording views over the garden towards the Cuillins. Two windows to side elevation. Carpeted. Painted. Wall mounted heater. Access to inner hall.

**Shower Room (8' 5.57" x 6' 0.44" ) or (2.58m x 1.84m)**

This room has all of the required plumbing connections in place to be converted to a shower room. Window to side elevation.

**Games Room (28' 3.76" x 27' 3.95" ) or (8.63m x 8.33m)**

Large games room currently housing a full size snooker table, running machine and home cinema area. The spacious room offer the potential for a number of uses and may be converted to additional accommodation subject to the necessary planning consent, or a potential business premises, art gallery, beauty salon, etc. This huge space can be used as a home spa / gym. Access to a store room.

**Store Room (12' 2.85" x 8' 9.51" ) or (3.73m x 2.68m)**

Accessed from both the games room and rear garden. The store room has shelving and a ladder to the loft space.





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		94	Very environmentally friendly - lower CO <sub>2</sub> emissions		86
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		86
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	54		(39-54) <b>E</b>	46	
(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.