



Sailors Cabin, 10A Fiscavaig, Carbost

Offers Over £375,000



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Sailors Cabin, 10A Fiscavaig

Carbost, Isle Of Skye

Architect-designed eco home built in 2023. Panoramic views, sauna, annexe, 2 beds, open-plan living, MVHR system, Skylight windows, high speed internet. Set on 1.35 acres near Carbost, Isle of Skye.

- Council Tax band: TBD
- Tenure: Freehold
- EPC Energy Efficiency Rating: D
- EPC Environmental Impact Rating: A

KEY FEATURES:

- Architect-designed Eco House built to Swiss Passive-House Standard
- Panoramic sea and mountain views across Loch Harport towards the Trotternish Ridge
- Open plan design with Skylight windows in high ceilings
- Windows and door situated to maximise natural light throughout the seasons
- High Energy Efficiency & Low running costs
- Zehnder MVHR heat recovery system
- Triple-glazed NorDan windows and doors
- High-speed fibre-optic internet connection
- Private garden grounds of approximately 1.35 acres
- Annex in garden grounds (13m²)



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GENERAL DESCRIPTION:

Sailors Cabin is an amazing architect-designed Eco House built to Swiss Passive-House Standard, with a focus on sustainability, set in spacious and private garden grounds of approximately 1.35 acres. The house has been built and situated to follow the sun all year round, with windows and doors positioned to maximize the inlet of natural light. High ceilings (3.65m) in the hallway and kitchen featuring Skylight windows allow natural light to flow into the open-plan living area creating a spacious and light living environment and allowing enjoyment of starry nights from the comfort of the home. Panoramic sea and mountain views across Loch Harport towards the Trotternish Ridge can be enjoyed from the property, with external seating areas created to maximize the views. With a wood burner designed and built for a passive house, the heating of the property is perfectly regulated, with the wood burner providing both underfloor heating in the office corridor, heating the central area of the house, as well as the hot water. The property provides an extremely comfortable and luxury living environment, with a built-in Sauna and high spec finishings. The sheltered outdoor decking area can be accessed through the lounge and dining kitchen, perfectly blending indoor and outdoor living throughout the seasons. The property would make an ideal and comfortable home for a small family, people working from home with a designated workspace in the open plan living area, or those looking for a new, but comfortable adventure in their retirement. Subject to the obtainment of an STL License, the property would also be an exceptional luxury holiday home, located nearby the renowned Talisker distillery.

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PROPERTY COMPRISES:

Ground Floor: Exterior Entrance, Entrance, Two Hallways, Lounge, Dining Kitchen, External Decking Area, Two Bedrooms, Utility Room, Cloakroom, Sauna & Shower Room

EXTERNAL:

Annex: Guestroom, Shower Room

The property further benefits from an outdoor electrical socket and water taps. Additional water and electricity connection points have been installed in the garden grounds intended for the potential development of a shed or cabin. The bins are located at the top of the drive.

DETAILS:

HOME REPORT: Available from RE/MAX Skye

SERVICES: Mains electricity, mains water, drainage to septic tank.

BROADBAND: High-speed fibre-optic internet



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LOCATION:

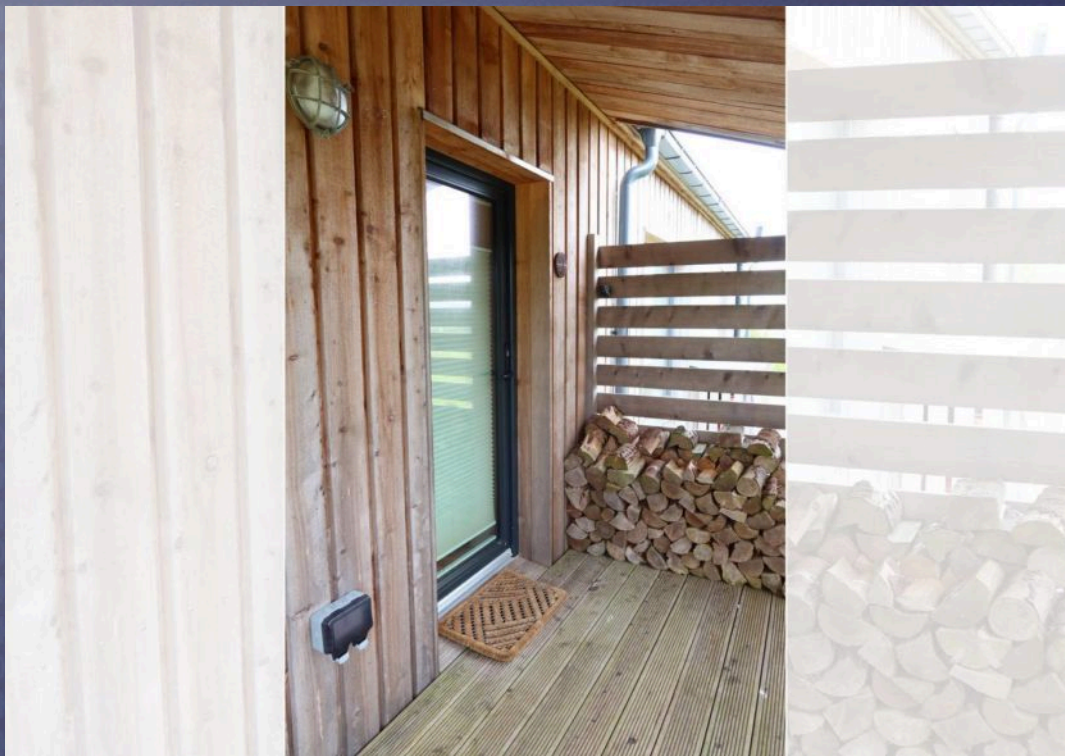
Fiscavaig is a picturesque township situated on the Minginish Peninsula in the west of the Isle of Skye, offering easy access to the surrounding coastline, countryside, and the dramatic Cuillin Mountains. Approximately an hour drive from the Skye Bridge, the nearby village of Carbost provides local amenities including a village shop, post office, medical centre, primary school, The Old Inn, and the renowned Talisker Distillery. The area benefits from an active community with events held throughout the year at the local community hall, while numerous walks and outdoor pursuits provide opportunities to enjoy the beautiful scenery and local wildlife. Further amenities, including secondary schooling, are available in Portree, the island's capital, approximately 23 miles away.

ACCOMMODATION:

Sailors Cabin was built in 2023 and is clad in Scottish Larch. The property extends to approximately 84 sqm, with an additional Annex of 13sqm. Triple-glazed NorDan windows and doors have been installed in the property as well as double glazed Velux Skylight windows. The property benefits from a full solid fuel central heating system (wood burning stove) which supplies underfloor heating in the office corridor, heating the central area of the house, supplemented by wall-mounted electric heaters. LPG bottled supply connects to the cooker hob. An MVHR heat recovery ventilation system with a preheater perfectly circulates the heat throughout the property. The property further benefits from a 300L water boiler tank with modern connections in place for solar, wind turbine, and heat pump, if required. The property has been built to a high standard with high quality plumbing material, copper water pipers as well as Irish Linen curtains in the living areas and Scottish Harris Tweed curtains in the bedrooms. An interlinked smoke alarm system that complies with modern regulation has been installed. The EPC rating reflects the property's solid fuel heating system in accordance with current government assessment regulations. The EPC rating should be viewed in this context, as it may not fully reflect the property's energy-efficient features and overall performance.



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GROUND FLOOR:

EXTERIOR ENTRANCE:

5' 4" x 18' 8" (1.63m x 5.68m)

Steps and a ramp lead to a covered decked entrance, featuring a seating bench with mountain views and a wood storage area, exterior electrical socket, outdoor wall light.

ENTRANCE:

10' 5" x 5' 0" (3.17m x 1.53m)

Glazed door, wall spotlight, range of coat hooks on wall, space for shoe rack and seating bench, wide plank engineered douglas fir wooden flooring, access to hallways.

HALLWAY 1:

4' 1" x 17' 1" (1.24m x 5.20m)

(To the Right) Velux skylight window in high ceiling (3.65m), designated office area with a built-in desk overlooking the lounge, underfloor heating, wide plank engineered douglas fir wooden flooring, access to lounge, bedroom 1, dining kitchen.

HALLWAY 2:

3' 1" x 6' 0" (0.95m x 1.84m)

(To the Left) Wide plank engineered Douglas fir wooden flooring, access to utility cupboard, cloakroom, sauna & shower room.



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GROUND FLOOR (CONTINUING):

LOUNGE:

12' 6" x 16' 8" (3.80m x 5.08m)

Four steps down into lounge, Velux skylight window, windows to rear and side elevation with water and mountain views, glazed sliding door provides access to covered decking area, Irish Linen curtains, freestanding stove (connected to underfloor heating in the office corridor) on slate hearth, built-in storage cabinet under desk area, wide plank engineered douglas fir wooden flooring, access to external decking area, bedroom 2.



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GROUND FLOOR (CONTINUING):

DINING KITCHEN:

13' 11" x 13' 2" (4.23m x 4.01m)

Open access, Velux skylight window in high ceiling (3.65m), triple aspect room with windows to front, side and rear elevation with water and mountain views, glazed door to front elevation, glazed sliding door to rear elevation providing access to covered decking area, Irish Linen curtains, ceiling pendant light over dining table, wall spotlights, custom built range of base units with high-end quality Blum drawers, solid wood top soaped worktop and matching wall shelf, 3-pit Fisher & Paykel gas hob, tiled splash back, integrated Fisher & Paykel dishwasher drawer, space for tall fridge freezer, integrated oven and built-in storage cabinets in hallway, space for large dining table and chairs, wall-mounted electric radiator, wide plank engineered douglas fir wooden flooring, access to external decking area.

EXTERNAL DECKING AREA:

12' 6" x 9' 3" (3.82m x 2.82m)

Four steps go down from the dining kitchen & level access from the lounge to a covered decking area with wood storage area to the side, providing external seating area sheltered from the wind and rain, perfectly blending outdoor and indoor living in any weather.



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GROUND FLOOR (CONTINUING):

BEDROOM 1:

9' 11" x 14' 2" (3.01m x 4.33m)

Oak door, windows to front elevation with mountain views, Harris Tweed curtains, wall-mounted electric radiator, wide plank engineered douglas fir wooden flooring.

BEDROOM 2:

12' 0" x 9' 11" (3.66m x 3.01m)

Sliding double pocket doors, Velux Skylight window, windows to side elevation, Harris Tweed curtains, wall-mounted electric radiator, wide plank engineered douglas fir wooden flooring.



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GROUND FLOOR (CONTINUING):

UTILITY CUPBOARD:

Oak door, ceiling light, housing the ventilation system & water tank, WIFI box, electricity meter & consumer unit, space and plumbing for washer dryer, wide plank engineered douglas fir wooden flooring.

CLOAKROOM:

6' 3" x 5' 7" (1.91m x 1.70m)

Oak door, window to front elevation, concealed-cistern wall-hung WC, freestanding vanity unit with inset wash basin and drawer beneath, tiled wall with built-in tiled shelf, round mirrored wall cabinet, wall-mounted electric heater, wide plank engineered douglas fir wooden flooring.



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GROUND FLOOR (CONTINUING):

SAUNA AREA:

13' 0" x 5' 0" (3.95m x 1.52m)

ENTRANCE & SHOWER:

7' 2" x 5' 0" (2.19m x 1.52m)

(Dimension into shower) Lockable pocket door, tall window to side elevation, ceiling spotlights, rectangle walk-in shower enclosure with glazed sliding door, raindrop shower over, wall-mounted handheld shower, wet room shower tray, tiled wet walls, tiled flooring in entrance, access to sauna.

SAUNA:

5' 6" x 4' 9" (1.68m x 1.46m)

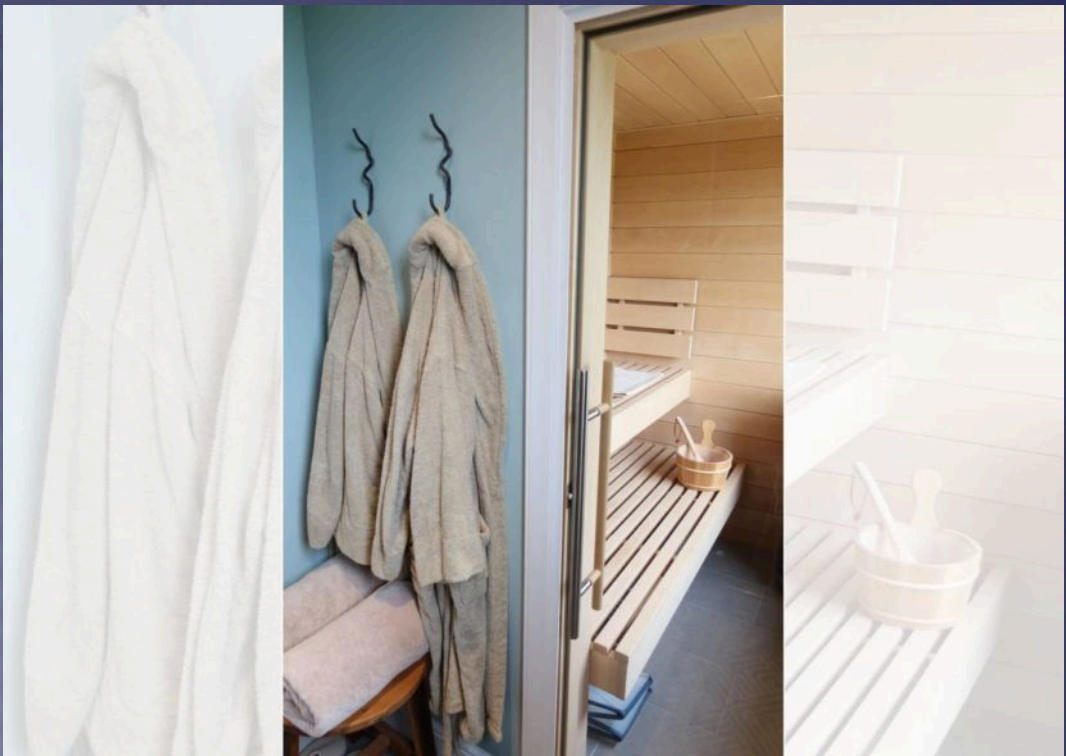
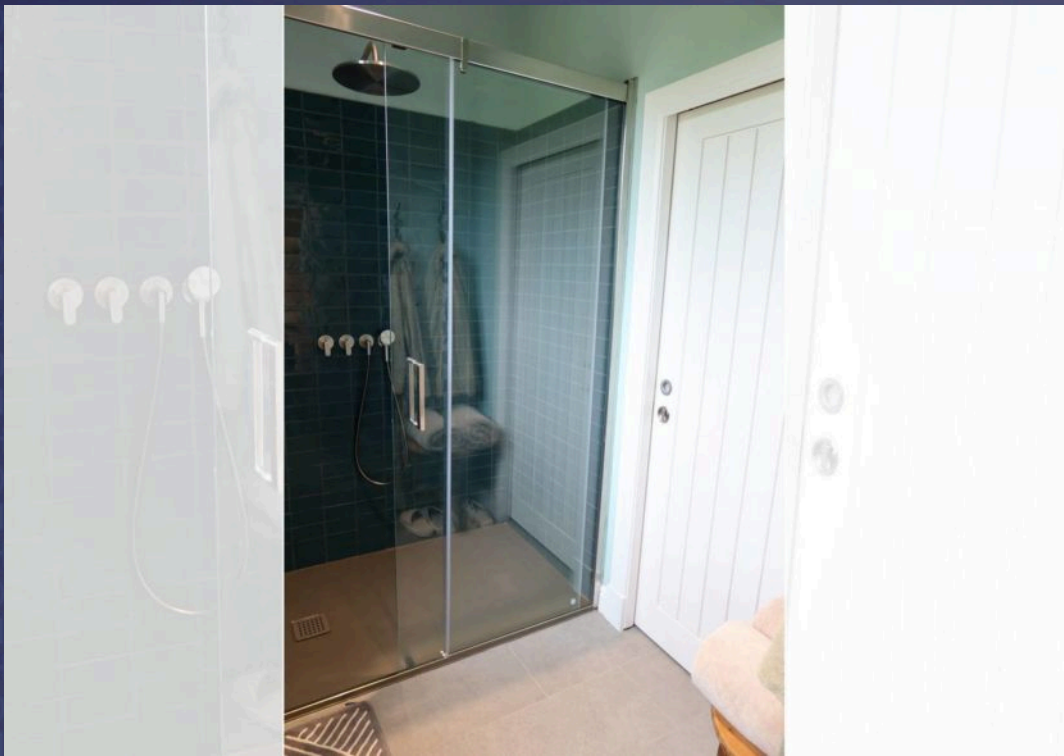
Glass door, picture window to side elevation, double sauna bench, Harvia sauna heater, Aspen cladding on walls, tiled flooring. Sauna can be refunctioned to a bathtub if preferred, with connections in place under the house for water and drainage.

ATTIC:

Loft space above Sauna, boarded with OSB and insulated from the Sauna, ample space for storage.



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EXTERNAL:

ANNEX:

GUESTROOM:

9' 2" x 11' 10" (2.80m x 3.60m)

Three steps rise to external decking area, glazed sliding door, window to front elevation, window to rear elevation, ceiling light, wide plank engineered douglas fir wooden flooring, access to shower room.

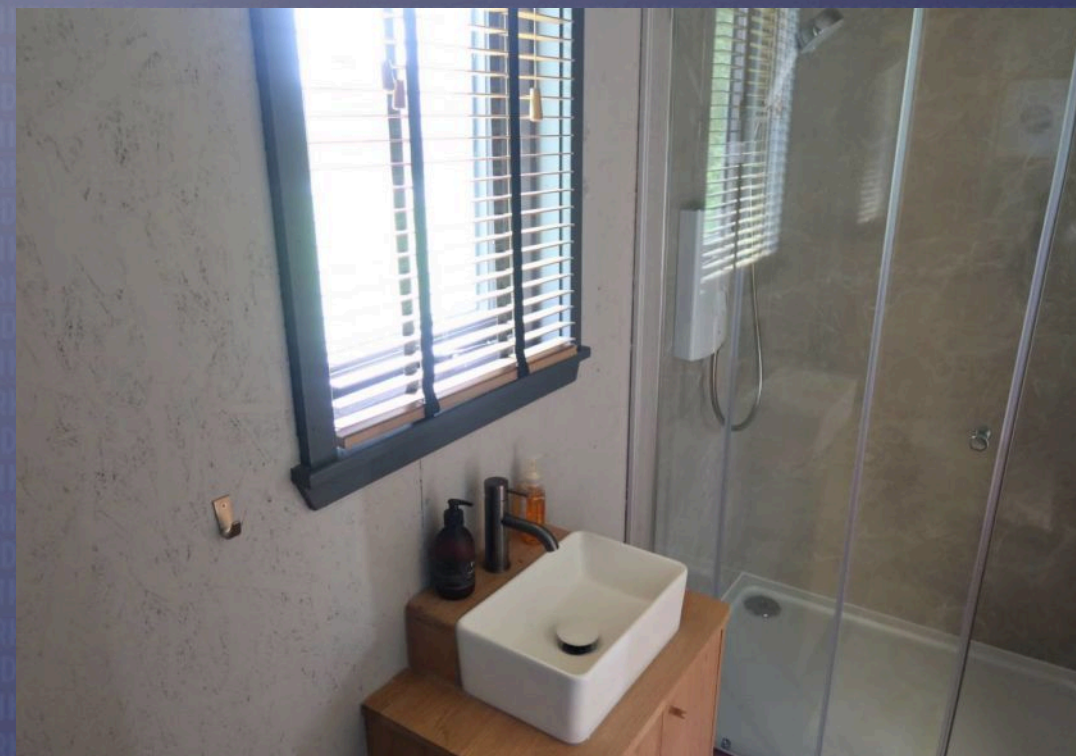
SHOWER ROOM:

9' 2" x 3' 7" (2.79m x 1.10m)

Oak door, window to side elevation, ceiling spotlights, built-in shower enclosure with glazed sliding door, Mira electric shower, wet walls in shower enclosure, WC, vanity unit with integrated wash hand basin, extractor fan, wide plank engineered douglas fir wooden flooring.



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GENERAL:

EXTRAS:

Included in the sale are all fitted floor coverings and integrated appliances, curtains, blinds and Italian designer lamps. Other furniture items are available by separate negotiation.

WHAT3WORDS:

///rates.curbed.makeovers

VIEWING:

Viewing this property is essential. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing skye@remax-scotland.homes.

INTEREST:

It is important that your solicitor notifies this office of interest, otherwise the property may be sold without your knowledge.

OFFERS:

Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, A87, Kyleakin, Isle of Skye, IV41 8PQ.

ENTRY:

At a date to be mutually agreed.

DISCLAIMER:

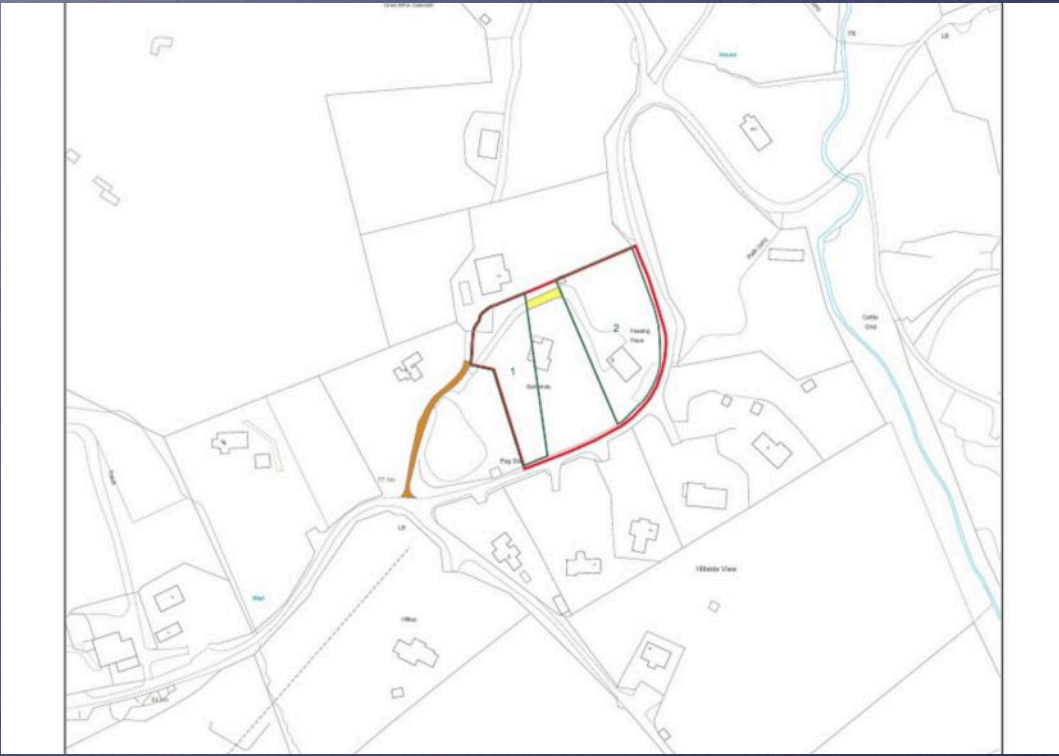
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		99
(81-91) B		88	(81-91) B	93	
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) D		
(39-54) E			(39-54) E		
(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			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





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