



12 Lochbay, Waternish

Offers Over £475,000





12 Lochbay

Waternish, Isle of Skye

Stylish 4-bed croft house with annexe in Lochbay, Skye. Panoramic loch views, garden room, flexible layout, parking, and beautiful garden grounds.

- Council Tax band: D
- Tenure: Freehold
- EPC Energy Efficiency Rating: F

KEY FEATURES:

- Extensively upgraded and offers stylish, spacious, and flexible accommodation
- Breathtaking uninterrupted panoramic views of Lochbay and beyond
- 4 bedroom (1 en-suite) extended croft house
- Excellent order throughout, ultra high-speed broadband is available
- Designated parking area for two vehicles



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GENERAL DESCRIPTION:

12 Lochbay and annex is a stylishly extended 4 bedroom (1 en-suite), historic croft house located in the sought-after area of Lochbay on the Watnish Peninsula in NW Skye. Situated in an elevated position this well-presented property enjoys breathtaking uninterrupted panoramic views of Lochbay and beyond. Offered in excellent order throughout and upgraded further by the current owners, the layout and configuration of this unique and generously proportioned property offers many options and will suit a variety of purchasers. The pretty garden grounds, further enhanced by a delightful garden room, offer a peaceful location from which to enjoy the spectacular beauty of the Skye sunsets. The perfect opportunity to purchase a well-proportioned home, in walk-in condition, with income potential, which must be viewed to fully appreciate both the property and breathtaking views.

Call or email RE/MAX Skye today to arrange your viewing appointment.

PROPERTY COMPRISES:

Ground Floor: Sun Lounge/Dining Room, Semi-Open Plan
Lounge/Kitchen/Breakfast Room, Internal Hallway, Cloak/Laundry Room
Annex: Bedroom with En-Suite Shower Room, Open-Plan Living Room
Upper Floor: 3 Bedrooms, Bathroom
Attic floor: Workshop/Store/Snug

EXTERNAL:

Detached Garden Room
Attached Store
2 Garden Stores
Garden Grounds

DETAILS:

HOME REPORT: Available by contacting the RE/MAX Skye office.

SERVICES: Mains electricity, mains water, drainage to septic tank, ultra high-speed broadband is available.



LOCATION:

The Watnish Peninsula was once a bloody battlefield between the MacLeod and MacDonald Clans. Evidence is still found today with the remains of Trumpan Church, a reminder of how brutal island life once was. These days Watnish offers a peaceful and relaxed lifestyle with dramatic coastal scenery and regular sightings of sea eagles, whales, dolphins, and porpoises. Close by is Stein, a model fishing village designed by Thomas Telford in the late 1700's. Here you will find Skye's oldest inn (The Stein Inn) along with the renowned Loch Bay Seafood Restaurant. Watnish has a thriving community with regular activities and events in the village hall, a primary school, Skye Skyns workshop, local diving centre, boat trips, craft and art galleries and a pottery. A selection of local amenities can be found in Dunvegan just 10 minutes' drive away including Medical Centre, restaurants, shops, garage, and Primary school.

ACCOMODATION:

12 Lochbay extends to some 182m2, the original stone cottage is around 200 years old with several later extensions. The property benefits LPG central heating via a combi boiler to radiators complimented by a multi-fuel stove in the sitting room and uPVC and timber double glazing throughout. The property has been extensively upgraded and offers stylish, spacious, and flexible accommodation. The delightful garden room creates the perfect space to enjoy an evening tipple whilst watching the stunning Skye sunsets and enjoying the spectacular unrestricted loch views.



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GROUND FLOOR:

SUN LOUNGE/DINING ROOM:

SUN LOUNGE:

17' 3" x 11' 2" (5.27m x 3.41m)

Solid timber external entry door, two large windows to rear elevation with unrestricted views of Lochbay, three slit vertical windows to rear elevation, built-in coats cupboard, live edge' timber feature shelving and built-in seating, painted stone wall, radiator, stripped and limed timber floor, glazed door to rear elevation opening onto extensive raised deck, access to dining area, lounge.

DINING AREA:

11' 0" x 7' 9" (3.36m x 2.37m)

Open access from sun lounge, two windows to rear elevation with loch views, vaulted ceiling, radiator, stripped limed timber floor, half glazed door to front elevation.



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GROUND FLOOR (CONTINUING):

SEMI-OPEN PLAN LOUNGE/KITCHEN:

A spacious semi-open plan area:

LOUNGE AREA:

16' 2" x 14' 11" (4.94m x 4.54m)

Part glazed door, small deep sill window to front elevation with loch views, deep sill window to side elevation, inset freestanding multi-fuel stove set into a feature painted stone wall, painted beamed ceiling, ceiling spotlights, two radiators with radiator covers, stripped and limed timber floor, access to kitchen and stairs to upper floor.



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GROUND FLOOR (CONTINUING):

SEMI-OPEN PLAN LOUNGE/KITCHEN:

A spacious semi-open plan area:

KITCHEN/BREAKFAST AREA:

15' 0" x 14' 6" (4.56m x 4.43m)

(Dimensions at widest points) Open access, window to side elevation with fitted window seat, extensive range of painted wood wall and base units, oak worktops, ceramic double sink, Everhot, eco (fully programmable) electric range cooker, integrated Miele dishwasher, and space for American style fridge freezer. Spacious island unit with pendant lighting, oak worktops, cupboards, and breakfast area, two built-in cupboards. Feature painted stone walls, tiled splash backs, painted beamed ceiling, radiator, stripped and limed timber floor, access to internal hallway.



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GROUND FLOOR (CONTINUING):

INTERNAL HALLWAY/UTILITY AREA:

15' 0" x 6' 10" (4.58m x 2.08m)

(Dimension at widest point) Four steps rise, window to side elevation, under stair cupboard, painted wood panelling to one wall, radiator, timber floor, access to cloakroom/laundry room, annex, stair to attic room.

CLOAKROOM/LAUNDRY ROOM:

6' 9" x 4' 2" (2.05m x 1.27m)

Wall mounted wash hand basin, WC, worktop with space and plumbing for washing machine and tumble drier, part painted panelling to walls, ladder radiator, Worcester central heating boiler, downlights, timber floor.



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UPPER FLOOR:

ATTIC ROOM:

(Above Annex) Open tread timber stairs to a useful store/workshop/snug, extensive sea view from Velux window to side elevation, window to front elevation, coombs cupboard, two spotlight tracks, radiator, wood laminate flooring.

STAIRS AND UPPER FLOOR LANDING:

Open tread stripped and limed timber stair rises from the lounge to a carpeted landing, painted beamed ceiling, radiator, access to three bedrooms, bathroom.



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UPPER FLOOR (CONTINUING):

MASTER BEDROOM:

19' 8" x 9' 1" (6.00m x 2.77m)

(Dimensions at widest points and under coomb)

Ledge & brace door, windows to front and side elevations enjoying views to Lochbay, and extensive sea views towards Outer Hebrides, painted feature (part) stone wall, radiator, fitted carpet.



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UPPER FLOOR (CONTINUING):

BEDROOM 3:

13' 9" x 9' 4" (4.20m x 2.84m)

(Dimensions at widest point and under coomb) Ledge & brace door, painted feature (part) stone wall, deep Velux to rear elevation, radiator, fitted carpet.

BATHROOM:

7' 7" x 5' 4" (2.30m x 1.62m)

(Dimension under coomb) Ledge & brace door, Velux to rear elevation, free standing bath, circular marble basin set on an oak cupboard, WC, ladder radiator, ceramic tile floor.



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UPPER FLOOR (CONTINUING):

BEDROOM 2:

11' 11" x 10' 6" (3.63m x 3.19m)

(Dimension under coomb) Ledge & brace door, deep sill window to side elevation, built in shelving incorporating hanging space, large walk-in storage area with potential for conversion to en-suite, radiator, fitted carpet.



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ANNEX:

Self-contained guest suite which could easily be incorporated back into the main house if required.

OPEN PLAN KITCHEN/SITTING ROOM:

15' 0" x 9' 7" (4.56m x 2.92m)

Dimensions at widest points) Double height ceiling feature to sitting/dining area, picture window to side elevation with garden and loch views, Elfin stainless all in one kitchen area incorporating sink, two electric rings, combi-microwave and fridge, painted timber panelling to one wall, ceiling mounted spotlights, radiator, timber flooring, access to bedroom, door to front elevation.

BEDROOM:

9' 6" x 8' 2" (2.89m x 2.48m)

Window to front elevation, wall light, recessed hanging area, radiator, timber flooring, access to en-suite.

EN-SUITE:

6' 8" x 4' 10" (2.04m x 1.48m)

Window to rear elevation, double shower cubicle with raindrop shower head, corner wall mounted basin, WC, painted paneling to walls and ceiling, downlights, ladder radiator, painted timber floor.



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EXTERNAL:

GARDEN ROOM:

14' 3" x 10' 10" (4.34m x 3.30m)

(Dimensions at widest point) Glazed sliding patio door with glazed side panel to front elevation with splendid views to Lochbay and beyond, full length window to rear elevation, painted panelling to walls and ceiling, electric panel heater, ceramic tile floor, glazed door to front elevation.

ATTACHED STORE:

12' 3" x 10' 9" (3.74m x 3.28m)

(Dimensions at widest point) uPVC half glazed door, window to side elevation, semi-vaulted ceiling with painted beams, ceiling spotlights, wood laminate flooring.

SUBSTANTIAL WORKSHOP/STORE:

11' 3" x 6' 0" (3.42m x 1.84m)

Metal roof, adjacent water tap.

TIMBER STORE:

Metal roof.



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EXTERNAL (CONTINUING):

GARDEN:

Accessed directly from the township road, a designated parking area for two vehicles is at the front of the property with additional off-road parking for one vehicle. Chipped access leads to a pretty courtyard front garden, the attractive stepped garden grounds are mainly to the front, rear and side of the property and are laid to grass with an abundance of mature planting, trees, raised beds and sitting areas. To the rear of the property is an extensive sheltered decked area from which to enjoy the glorious Skye sunsets.



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GENERAL:

EXTRAS:

Included in the sale are all fitted floor coverings, blinds, and integrated appliances.

WHAT3WORDS:

///asteroid.testing.bypassed

VIEWING:

Viewing of this property is essential to be fully appreciated. 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. Email: skye@remax-scotland.homes.

ENTRY:

At a date to be mutually agreed.

DISCLAIMER:

These particulars are prepared based on information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to and does not form any contract.



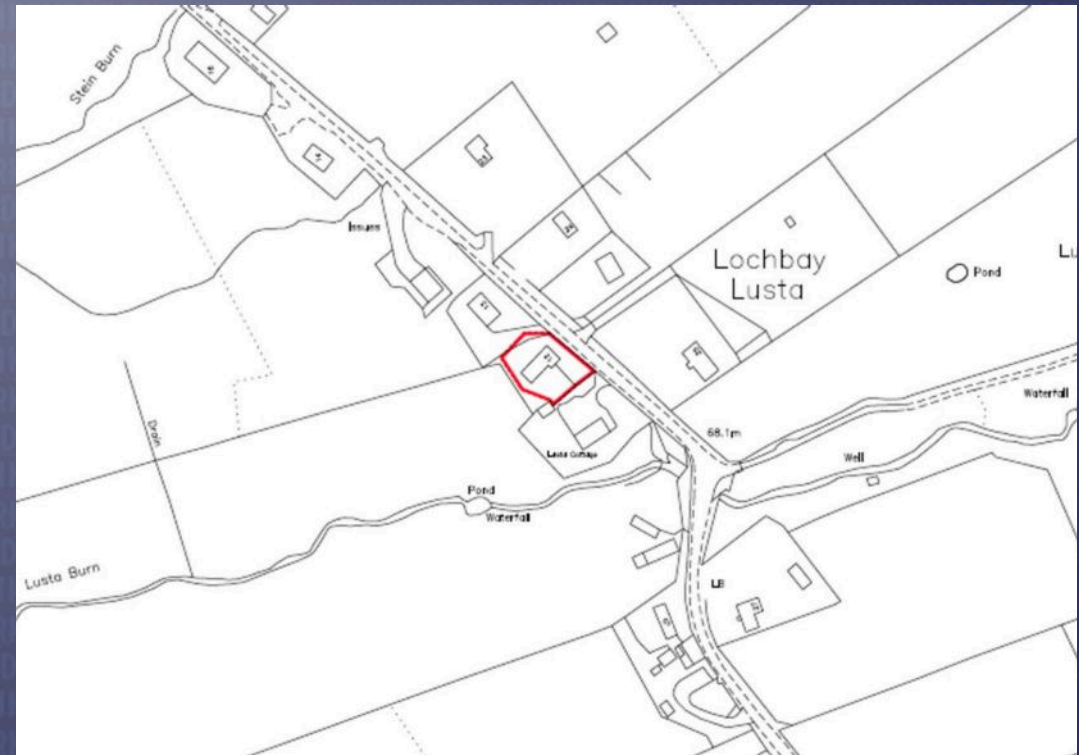
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	





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