



Kilmuir Park, Dunvegan, Isle Of Skye, IV55 8GU
Offers Over £625,000

Kilmuir Park, Dunvegan, Isle Of Skye, IV55 8GU

Kilmuir Park is a substantial six bedroom property with a self contained one bedroom annex all set in a large mature garden extending to 1 acre or thereby (to be confirmed by Title Deed).

- Detached House
- Six Bedrooms
- Self Contained One Bed Annex
- Bed & Breakfast Potential
- Oil Fired Central Heating
- Immaculately Presented
- Mature Garden Grounds

Services

Mains Electric, Mains Drainage, Mains Water

Tenure

Freehold

Council tax

Band G

Property Description

Immaculately presented in walk in condition, Kilmuir Park would make a delightful large family home or Bed & Breakfast establishment with separate owners' accommodation.

The four ground floor bedrooms all have en-suite shower rooms, ground floor lounge and dining room are ideal for use as B&B with separate owners' accommodation on the first floor comprising lounge and two further bedrooms.

The contents of the annex and items used in connection with the B&B rooms may be available by separate negotiation.

Must be viewed to be appreciated.



Porch (7' 10.88" x 5' 11.26") or (2.41m x 1.81m)

Accessed via a glazed UPVC door to the front. Windows to the front and both sides. Ceramic tile floor. Glazed door with matching side panel through to the hallway.

Hallway (31' 0.44" x 14' 0.5") or (9.46m x 4.28m)

An L-shaped hallway affording access to the lounge, dining room, inner hallway and the four ground floor en-suite bedrooms. Built in storage cupboard. Part laminate flooring and part fitted carpet. Two radiators.

Lounge (18' 11.95" x 15' 11.73") or (5.79m x 4.87m)

A dual aspect room with bay window to the front and window to the side. Multi fuel stove with wooden mantle also open to the dining room. Built in storage shelving, Laminate flooring.

Radiator.

Dining Room (19' 1.13" x 13' 8.96") or (5.82m x 4.19m)

Patio door to the side with access to the decked and garden area. Multi fuel stove also open to the Lounge. Laminate flooring. Radiator. Door to inner hallway.

Kitchen (20' 3.31" x 15' 4.65") or (6.18m x 4.69m)

A large farmhouse style kitchen fitted with a range of base units, central island and open shelving. Large electric double Aga. Stainless steel Belfast style sink. Ceramic tile floor. Built in pantry.

Door to utility room. Large patio doors with access to external decked area and garden.

Bedroom 1 (12' 5.61" x 11' 5.79") or (3.80m x 3.50m)

A good size double room with window to the rear. Built in single wardrobe. Fitted carpet. Radiator.

Door to en-suite shower room.

En Suite (8' 0.46" x 3' 10.06") or (2.45m x 1.17m)

Fitted with a three piece suite comprising wash hand basin, WC and large walk in shower. Italian porcelain tiling to the walls. Laminate flooring. Window to the rear. Ladder radiator.

Bedroom 2 (12' 5.61" x 11' 5.79") or (3.80m x 3.50m)

A good size double room with window to the rear. Built in double wardrobe. Fitted carpet.

Radiator. Door to en-suite shower room.

En Suite (8' 0.46" x 3' 10.06") or (2.45m x 1.17m)

Fitted with a three piece suite comprising wash hand basin, WC and large walk in shower. Italian porcelain tiling to the walls. Laminate flooring. Window to the rear. Ladder radiator.

Bedroom 3 (12' 5.61" x 11' 5.79") or (3.80m x 3.50m)

A good size double room with window to the front. Built in single wardrobe. Fitted carpet. Radiator.

Door to en-suite shower room.

En Suite (8' 0.46" x 3' 10.06") or (2.45m x 1.17m)

Fitted with a three piece suite comprising wash hand basin, WC and large walk in shower. Italian porcelain tiling to the walls. Laminate flooring. Window to the front. Ladder radiator.

Bedroom 4 (12' 5.61" x 11' 5.79") or (3.80m x 3.50m)

A good size double room with window to the rear. Built in double wardrobe. Fitted carpet.

Radiator. Door to en-suite shower room.

En Suite (8' 0.46" x 3' 10.06") or (2.45m x 1.17m)

Fitted with a three piece suite comprising wash hand basin, WC and large walk in shower. Italian porcelain tiling to the walls. Laminate flooring. Window to the front. Ladder radiator.

Inner Hall (9' 5.78" x 9' 4.99") or (2.89m x 2.87m)

Affording access to the kitchen, dining room and WC with stair to the first floor. Laminate flooring.

W.C (7' 1.83" x 3' 11.24") or (2.18m x 1.20m)

Fitted with a WC and wash hand basin. Window to the side. Ceramic tile floor.

Utility Room (7' 6.94" x 7' 1.43") or (2.31m x 2.17m)

Fitted with a number of base units and open shelving. Twin stainless steel sinks with drainer.

Plumbing for dishwasher. Ceramic tile floor. Radiator. Window to the side. Door to storeroom

housing the central heating boiler. Door to garage/laundry.

Garage/Laundry (21'10" x 12'04") or (6.655m x 3.759m)

Half glazed door and side panels to one side with half glazed door and double garage doors to the

other. Plumbing for washing machines and tumble dryers.

Second Lounge (33' 3.21" x 16' 11.94") or (10.14m x 5.18m)

A large spacious dual aspect light and airy room flooded with light from the velux windows to the front and rear. Access to bedroom 5 and glazed double doors to bedroom 6/study. Two radiators.

Fitted carpet. Coombed ceiling.

Bedroom 5 (26' 2.17" x 17' 0.33") or (7.98m x 5.19m)

A large double room with velux windows to the side. Built in open fronted double wardrobe.

Radiator. Fitted carpet. Coombed ceiling. Door to en-suite shower room.

En Suite (13' 0.69" x 8' 11.48") or (3.98m x 2.73m)

Fitted with a three piece suite comprising vanity wash hand basin, WC and large walk in shower.

Ceramic tiling to walls and floor. Window to the side. Ladder radiator.

Bedroom 6 (17' 0.33" x 13' 7.39") or (5.19m x 4.15m)

A spacious double room with window to the side. Fitted carpet. Two radiators. Coombed ceiling.

Annex Open Plan Living Room/Kitchen (19' 10.19" x 18' 7.62") or (6.05m x 5.68m)

An L-shaped open plan living space. There is a well fitted galley kitchen with a number of base and wall units, integral electric oven and hob with extractor above and washing machine. Belfast sink. Oak flooring. French doors to both sides with access to garden and patio areas. Doors off to the bedroom and shower room. Built in storage cupboard.

Annex Bedroom One (12' 9.94" x 9' 9.32") or (3.91m x 2.98m)

A double room with window to the side. Fitted carpet.

Shower Room (8' 5.97" x 5' 4.17") or (2.59m x 1.63m)

Fitted with a three piece suite comprising wash hand basin, WC and large walk in shower. Wet

wall panelling to the shower. Oak flooring. Window to the side. Electric ladder radiator.

Garden

Kilmuir Park sits in a generous mature garden extending to 1 acre or thereby (to be confirmed by Title Deed).

Accessed from the road vi a tarred driveway with ample parking for a number of vehicles.

There is a lawned area to the front, a decked area off the dining and kitchen room, paved patio area surrounded by mature shrubs and bushes and a number of fruit trees and shrubs to the rear.



