

The Old Manse, Skeabost Bridge, Portree, Isle of Skye, IV51 9NP
Offers Over £460,000

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The Old Manse is an exceptional four bedroom detached period property dating back to 1910 located in Skeabost Bridge. The property sits within large landscaped garden grounds boasting views over Loch Snizort.

- Detached Period House
- Four en-suite bedrooms
- Oil Fired Central Heating
- Views Over Loch Snizort
- Located Close to Portree
- Generous Garden Grounds
- Detached Byre

Services

Mains Electric, Mains Water. Drainage by way of septic tank.

Tenure

Freehold

Council tax

Band F

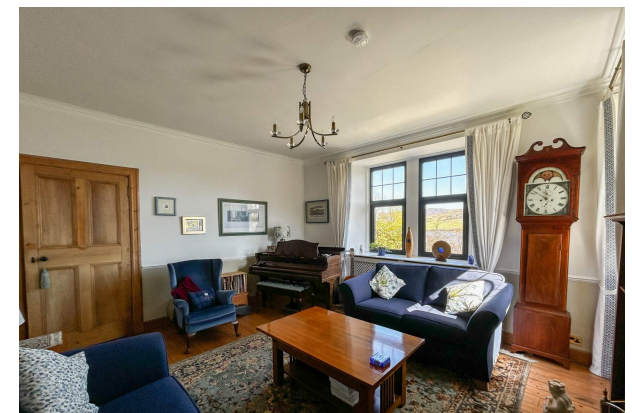
Property Description

The Old Manse is an impressive property which has been lovingly maintained by the current owners. The property has retained its original character and charm and boasts many fine features of its era such as high ceilings, cornice work, cast iron fireplaces and timber floors. The property further benefits from oil fired central heating, double glazing and manicured garden grounds with a detached byre.

The beautifully proportioned accommodation within is spread over two floors. The lower level consists of an entrance vestibule, hallway, lounge, sitting room, dining room, office, kitchen, utility room and cloak room. The grand staircase leads to a large landing with access to all four en-suite bedrooms and bathroom.

Externally the property has beautifully manicured private garden grounds with parking provided to the side of the property on the driveway. There is also a detached stone byre which has been renovated and offers the potential to be utilised as a holiday let subject to obtaining all the necessary consents. Within the garden ground is a greenhouse and timber shed.

The Old Manse provides a rare and exciting opportunity to purchase a unique property offering well proportioned accommodation and would make a stunning family home conveniently located close to Portree. Viewing is highly recommended to appreciate character and charm of this special property.



Entrance Vestibule (3' 11.64" x 2' 8.68") or (1.21m x 0.83m)

Welcoming vestibule with timber door to the front elevation. Painted. Concrete floor. 9 pane half glazed door into hallway.

Hallway (19' 9.79" Max x 7' 6.16" Max) or (6.04m Max x 2.29m Max)

Spacious hallway providing access to the lounge, kitchen, sitting room, dining room and office. Stairs leading to the first floor. Painted in neutral tones. Wood flooring.

Lounge (14' 11.53" x 14' 0.5") or (4.56m x 4.28m)

Dual aspect lounge with windows to the front and side elevations boasting views over Loch Snizort. Open fireplace. Wood flooring. Painted in neutral tones.

Dining Room (15' 0.71" x 14' 11.53") or (4.59m x 4.56m)

Dining room with windows to the front elevation affording views over Loch Snizort. Two built-in storage cupboards. Feature fireplace. Wood flooring. Partially wallpapered/ painted. Serving hatch to kitchen.

Sitting room (14' 9.95" x 12' 9.15") or (4.52m x 3.89m)

Sitting room with windows to the rear and side elevations. Fireplace with wood burning stove. Carpeted. Wallpaper.

Office (7' 5.37" x 6' 9.89") or (2.27m x 2.08m)

Office with window to the rear elevation. Wood effect laminate flooring. Painted in neutral tones.

Kitchen (15' 5.83" Max x 11' 6.98" Max) or (4.72m Max x 3.53m Max)

Large kitchen fitted with bespoke pine wall and base units with worktop over. Composite sink and drainer. Tile splashback. Window to rear elevation. Karndean LVT flooring. Painted in neutral tones. Serving hatch to dining room. Door to hallway.

Utility Room (9' 6.57" Max x 8' 6.36" Max) or (2.91m Max x 2.60m Max)

Utility room with window to the side elevation. Wall and base units with worktop over. Stainless steel sink and drainer. Space for white goods. Access to cloak room and kitchen. Oil boiler housing. Karndean LVT flooring. Painted in neutral tones. Loft access hatch.

Cloak Room (6' 5.17" x 3' 3.37") or (1.96m x 1.00m)

Modern cloak room comprising W.C and wash hand basin. Frosted window to side elevation. Built-in storage cupboard. Karndean LVT flooring. Partially tiled and painted walls.

Landing (19' 9.4" Max x 11' 6.98" Max) or (6.03m Max x 3.53m Max)

Bright landing granting access to four bedrooms and bathroom. Two windows to the front elevation overlooking Loch Snizort. Wood flooring. Wallpapered. Loft access hatch. Consumer unit housing.

Bedroom 1 (14' 10.74" Max x 15' 0.31" Max) or (4.54m Max x 4.58m Max)

Generous double bedroom with windows to the front elevation overlooking Loch Snizort. Built-in storage cupboard. Feature fireplace. Wallpapered. Carpeted. Door to en-suite shower room.

En Suite (7' 8.91" x 4' 2") or (2.36m x 1.27m)

En-suite shower room comprising vanity W.C. and wash hand basin. Shower enclosure with mains shower. Wet wall to shower enclosure. Heated towel rail. Extractor fan. Vinyl flooring. Painted.

Bedroom 2 (14' 10.74" Max x 14' 0.5" Max) or (4.54m Max x 4.28m Max)

Large double bedroom with window to the front elevation with views over Loch Snizort. Feature fireplace. Carpeted. Painted/ wallpapered feature wall. Door to en-suite.

En Suite (4' 11.06" x 4' 10.27") or (1.50m x 1.48m)

En-suite shower room comprising W.C. ,wash hand basin and shower enclosure with mains shower. Tiled wall to shower enclosure. Extractor fan. Cork tile flooring. Painted.

Bedroom 3 (14' 9.56" Max x 12' 9.94" Max) or (4.51m Max x 3.91m Max)

Good size double bedroom with window to side elevation. Carpeted. Painted. Door to en-suite.

En Suite (7' 9.7" x 4' 2.39") or (2.38m x 1.28m)

En-suite shower room comprising W.C. wash hand basin and shower enclosure with mains shower. Wet wall to shower enclosure. Extractor fan. Cork tile flooring. Painted.

Bedroom 4 (10' 10.71" Max x 11' 8.94" Max) or (3.32m Max x 3.58m Max)

Double bedroom with window to the side elevation. Built-in mirrored wardrobes housing the hot water tank. Wash hand basin with splashback. Carpeted. Wallpapered. Door to en-suite.

En Suite (6' 10.68" x 3' 6.52") or (2.10m x 1.08m)

En-suite comprising of W.C. and shower cubical with mains shower. Tiled walls to shower enclosure. Extractor fan. Cork tile flooring. Painted.

Bathroom (7' 6.55" x 6' 10.68") or (2.30m x 2.10m)

Bathroom suite comprising bath, wash hand basin and W.C. Frosted window to rear elevation. Karndean LVT flooring. Wallpaper/wood panelling.

Attic

Floored attic with Velux window to the rear elevation. The space offers the potential to be converted into additional accommodation subject to all the necessary consents. Power and light.

Byre

Detached stone byre. Renovated in 2012 to create an additional office/workshop space. Offers the potential to be used as a holiday letting unit subject to all the relevant consents.

Vestibule (5' 4.57" x 5' 8.5") or (1.64m x 1.74m)

Accessed via half glazed UPVC door to the front elevation. Carpeted. Painted. Consumer unit housing. Sliding door through to office.

Office (16' 11.15" Max x 12' 7.57" Max) or (5.16m Max x 3.85m Max)

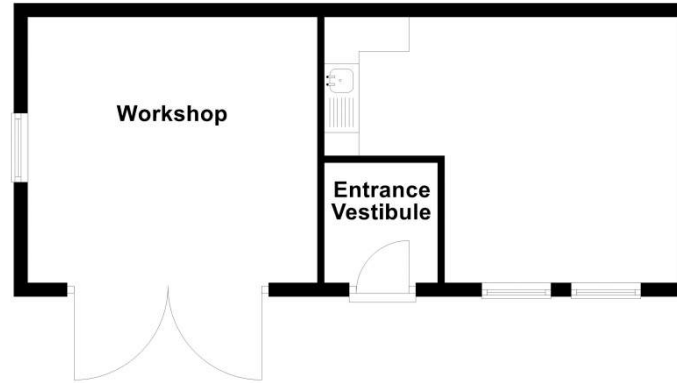
Office with windows to the front elevation. Small kitchen area with stainless steel sink and drainer. Offers a variety of uses. Laminate flooring. painted.

Workshop (13' 10.54" x 13' 8.96") or (4.23m x 4.19m)

Timber garage doors to the front elevation. Window to side elevation. Concrete floor.



Ground Floor



| 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 | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | 66 | (55-68) D | | 59 |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | 30 | | (21-38) F | 29 | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | | England, Scotland & Wales | EU Directive 2002/91/EC | |

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 (CO₂) emissions. The higher the rating the less impact it has on the environment.