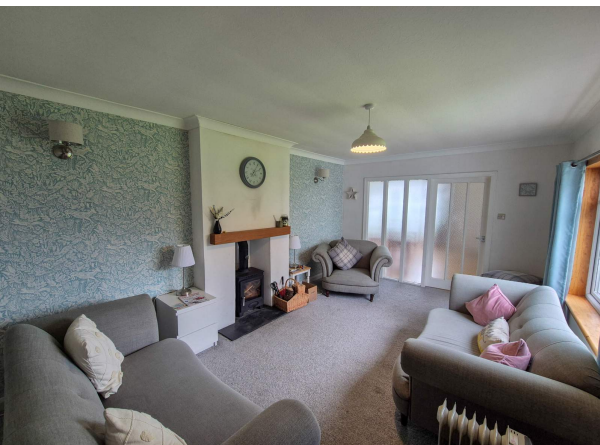




Free Church Manse, Kilmuir, Isle of Skye, IV51 9UB
Offers Over £195,000

Free Church Manse, Kilmuir, Isle of Skye, IV51 9UB

The former Free Church manse in Kilmuir is a deceptively spacious 5 bedroom property set in private garden grounds and boasting panoramic views over the surrounding countryside towards the Minch and the Outer Isles.

- Detached Property
- Rural Location
- Private Garden Grounds
- Garage
- Double Glazing

Services

Mains Electric, Mains Water, Drainage to septic tank

Tenure

Freehold

Council tax

Band D

Property Description

The former Free Church manse in Kilmuir is a deceptively spacious 5 bedroom property set in private garden grounds and boasts panoramic views over the surrounding countryside towards the Minch and the Outer Isles. Although in need of a degree of modernisation the property offers flexibility for family living.

The accommodation comprises; entrance vestibule, hallway, W.C., kitchen, lounge, dining room, family bathroom, utility room and five bedrooms. The property further benefits from double glazing throughout, oil-fired central heating and a wood burning stove in the lounge. Ample storage is provided throughout.

Externally the property is set in private garden grounds extending to approximately 0.3 acres (0.12 hectares) or thereby (to be confirmed by title deed) which is mainly laid to grass with established shrubs and bushes. An garage attached to the property provides additional storage or conversion potential subject to obtaining the necessary planning approval.

** The property is of non traditional construction. A number of lenders may not offer mortgages and it is advisable to make sure any finance will be confirmed before offering **



Entrance Vestibule (4' 4.36" x 5' 10.47") or (1.33m x 1.79m)

Entrance vestibule with half frosted UPVC door and panel to the front. Access provided to main hallway a frosted door with side panel. Carpeted. Wallpapered.

Hallway (18' 8.41" x 8' 3.61" Max) or (5.70m x 2.53m Max)

Large hallway with 2 storage cupboards. Access provided to five bedrooms, bathroom, W.C., and inner hall. Carpeted. Painted. Loft hatch. Smoke alarm.

Cloakroom (3' 8.09" x 7' 5.37") or (1.12m x 2.27m)

Cloakroom comprising W.C. and wash hand basin. Laminate flooring. Wallpapered. Frosted window to front. Chrome, heated towel rail.

Kitchen (17' 10.57" x 9' 10.9") or (5.45m x 3.02m)

Large kitchen with a good range of floor and wall units. One and half bowl composite sink and drainer. Integrated oven and hob. Tiled at hob. Vinyl splashback. Storage cupboard. Window to side with view to garden. Vinyl flooring. Access to dining room.

Dining Room (21' 2.72" x 10' 11.1") or (6.47m x 3.33m)

Bright, dual aspect dining room affording stunning views towards the Minch and Outer Isles. Timber flooring. Painted. Access provided to/from kitchen and lounge.

Lounge (18' 2.9" x 10' 11.89") or (5.56m x 3.35m)

Cosy lounge with window side affording a view of the garden and towards the Minch. Carpeted and wallpapered. Wood burning stove with slate hearth. Access provided to / from hallway and dining room.

Utility Room (12' 0.09" x 10' 7.95") or (3.66m x 3.25m)

Utility room comprising floor units with stainless steel sink and drainer. Vinyl floor. Painted. Window to front. UPVC door to rear providing access to the garden. Hot water cylinder. Storage cupboard.

Bathroom (8' 4.39" x 5' 1.02") or (2.55m x 1.55m)

Family bathroom comprising W.C., wash hand basin, bath and separate shower cubicle with electric shower. Tiled flooring and walls at bath and shower. Frosted window to side. Chrome, heated towel rail. Extractor.

Bedroom 1 (9' 2.24" x 8' 7.94") or (2.80m x 2.64m)

Double bedroom with window to front with a view to the garden. Built in wardrobe. Carpeted. Woodchip wallpaper.

Bedroom 2 (12' 0.09" x 11' 10.91") or (3.66m x 3.63m)

Spacious king size bedroom with window to rear boasting a view to the garden and Trotternish Ridge. Carpeted. Painted. Built in wardrobe.

Bedroom 3 (11' 11.31" x 7' 11.28") or (3.64m x 2.42m)

Double bedroom with window to the rear giving a view to the garden and Trotternish Ridge. Carpeted. Woodchip wallpaper.

Bedroom 4 (14' 5.23" Max x 7' 11.28") or (4.40m Max x 2.42m)

Spacious double bedroom with window to rear providing a view to the garden and Trotternish Ridge. Built in wardrobe. Carpeted. Painted.

Bedroom 5 (11' 11.31" x 11' 7.76") or (3.64m x 3.55m)

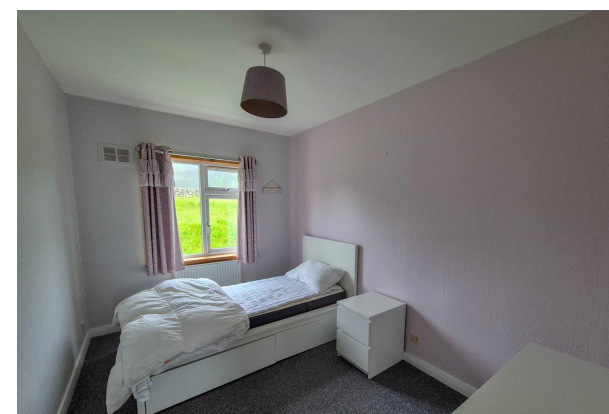
Large double bedroom with window to rear giving a view to the garden and Trotternish Ridge. Carpeted. Painted. Built in wardrobe.

Garage (20' 3.7" x 9' 11.68") or (6.19m x 3.04m)

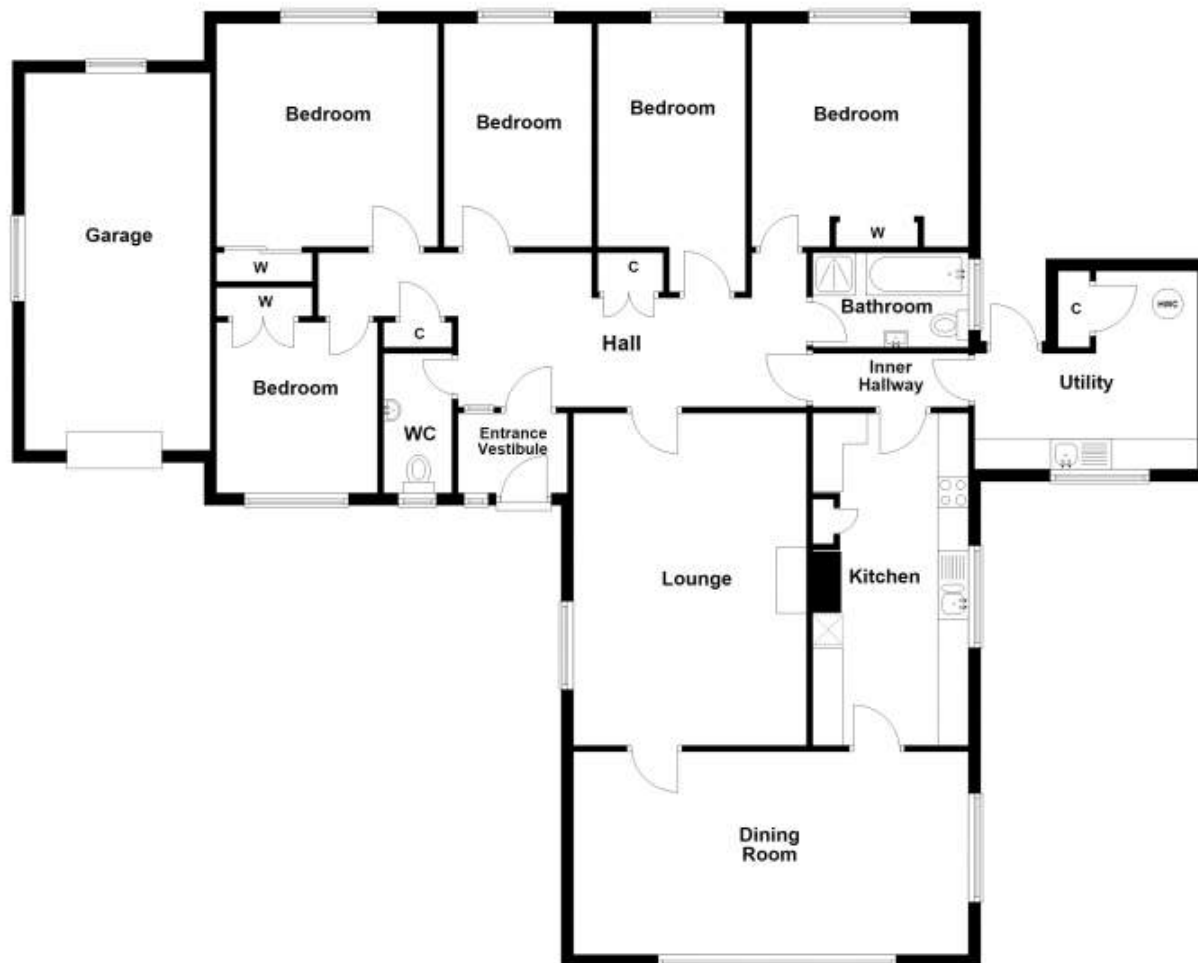
Attached garage with up and over door to the front. Windows top rear and side. Power and lighting.

Garden

Externally the property is set in private garden grounds extending to approximately 0.3 acres (0.12 hectares) or thereby (to be confirmed by title deed) which is mainly laid to grass with established shrubs and bushes. An garage attached to the property provides additional storage or conversion potential subject to obtaining the necessary planning approval.



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		64	(55-68) D		
(39-54) E	45		(39-54) E	44	51
(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 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.