



10 Camuscross, Isleornsay, Isle Of Skye, Highland, IV43 8QS  
Offers Over £385,000

ISLE  SKYE  
ESTATE AGENCY

# 10 Camuscross, Isleornsay, Isle Of Skye, Highland, IV43 8QS

Situated in the picturesque area of Isleornsay in the south of Skye 10 Camuscross is a beautifully modernised and extended former croft house enjoying superb open sea views across the Sound of Sleat with the dramatic mountain backdrop beyond. This is a rare opportunity to acquire a characterful coastal home in a sought after Skye location, ideal as a permanent residence, holiday home or investment property.

- Detached Property
- Three Bedrooms
- Electric Heating
- Peaceful Setting
- Boatshed/Garage
- Stunning Sea & Mountain Views
- Open Fire
- Ample off road parking
- Private Garden
- Oil fired Aga

## Services

Mains Electric, Mains Water

## Tenure

Not Specified

Council tax

Band D

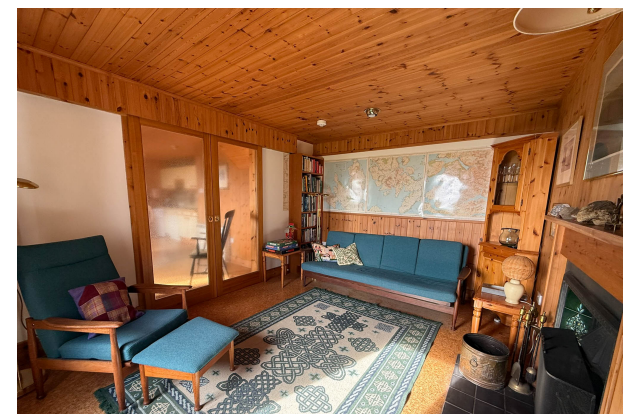
## Property Description

Tucked away in the peaceful crofting township of Isleornsay, on the ever popular Sleat Peninsula, 10 Camuscross is a beautifully presented former croft house, thoughtfully modernised and extended to create a warm and welcoming home. Enjoying an enviable coastal setting, the property boasts uninterrupted views over the Sound of Sleat and surrounding mountains.

The accommodation is set over two levels. On the ground floor, a bright kitchen/diner forms the heart of the home, complete with oil fired Aga providing both cooking and ambient heat. The comfortable lounge, with it's open fire, creates a cosy retreat, while the sun room offers yet more space to relax. Also on this level are a bathroom, separate shower room and rear hall with useful utility space and the staircase to the upper floor. Upstairs there are three bedrooms, ideal for family living or hosting guests. The property benefits from double glazing throughout and heating is provided by Economy 7 electric storage heaters, supplemented by panel heaters with the added comfort of the open fire and Aga.

Externally, the property is set within a generous, enclosed sloping garden, thoughtfully landscaped with mature shrubs and bushes. A natural stone retaining wall adds character, while a surrounding hedge provides a good degree of privacy. There is ample parking on the gravel driveway. A particular highlight is the large steel boatshed/garage, complete with electricity and water supply offering excellent storage or workshop potential.

Camuscross is in an area known as the 'Garden of Skye' for its slightly milder climate and lush surroundings. Closest facilities include The Eilean Iarmain Hotel with bar and restaurant. Ardvassar and Armadale villages are some 8 miles away and here you will find a small shop, hotel, garage and Post office. The ferry at Armadale offers regular sailings to and from Mallaig on the mainland. Broadford is some 9 miles away and provides good local services expected of a thriving area.



**Rear Entrance Hall (8' 9.51" x 11' 0.68" ) or (2.68m x 3.37m)**

Rear entrance hall incorporating utility area. Vinyl flooring, wood V lined walls, ceiling spotlights. Wooden exterior door with glass panel, adjacent window. Stainless steel sink and draining board with tiled splashback and window to the rear elevation. Consumer unit. Carpeted stairs lead to first floor. Frosted glass door leads to the kitchen/diner.

**Shower Room (6' 5.56" x 3' 8.88" ) or (1.97m x 1.14m)**

Electric shower with glass cubicle and tiled walls. Roof and walls wood V lined. Pedestal sink, wc, heated towel rail, extractor fan, window to the rear, roof spotlights. Vinyl flooring.

**Bathroom (7' 10.09" x 6' 4.77" ) or (2.39m x 1.95m)**

Bath with electric shower overhead. Walls partially tiled and wood v lined. Vinyl flooring. Heated towel rail, wc and wall mounted sink.

**Kitchen/Diner (18' 4.47" x 13' 3.84" ) or (5.60m x 4.06m)**

Spacious Kitchen /Diner with oil fired Claret Red Aga with slate tiled base. Wall and base kitchen units with space for white goods, stainless steel sink with tiled splashback. The flooring is vinyl and the walls are clad with wood V lining. Roof spotlights. Concealed access to under stair cupboard with boiler. Glass sliding doors lead to the lounge.

**Lounge (13' 4.24" x 10' 0.87" ) or (4.07m x 3.07m)**

Charming lounge with Cast Iron /tiled open fire with slate hearth and wooden mantle. Walls are wood V lined and the flooring is vinyl. Front facing window. Glass door leads to the Sun Room.

**Sun Room (12' 5.21" x 5' 11.65" ) or (3.79m x 1.82m)**

Mono pitch roof. Large windows to the front and side. Large built in storage cupboards with wooden venetian sliding doors. mini wall mounted sink. Instant hot water heater. Vinyl flooring and a combination of wood V lined and painted walls.

**Landing (6' 11.46" x 7' 6.16" ) or (2.12m x 2.29m)**

Carpeted stairs lead to the first floor landing. Velux window, wood v lined wall cladding and vinyl flooring.

**Bedroom 1 (13' 6.2" x 10' 4.02" ) or (4.12m x 3.15m)**

Bedroom with wood v lined walls and ceiling. One wall painted. Vinyl flooring, front facing dormer window with glass panels at the side to maximise views.

**Bedroom 2 (11' 7.37" x 5' 8.5" ) or (3.54m x 1.74m)**

Single room with combe ceiling, velux window, vinyl flooring, walls combination of wood v lining and paint.

**Bedroom 3 (13' 5.02" x 11' 5.4" ) or (4.09m x 3.49m)**

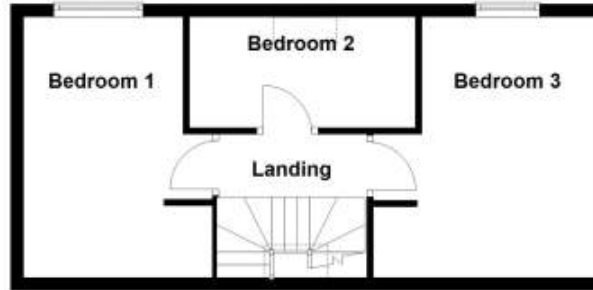
Double bedroom with wood v lined walls and ceiling. One wall painted. Vinyl flooring, front facing dormer window with glass panels at the side to maximise views.



Ground Floor



First Floor



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		88
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>	67	
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>	26		(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>			England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.