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CABERFEIDH, LOWER HARRAPOOL *BROADFORD, ISLE OF SKYE IV49 9AQ*







Caberfeidh, Lower Harrapool

LOCATION! LOCATION! LOCATION!

Looking for your dream home that enjoys spectacular coastal and mountain views within a truly unequalled shoreline setting in one of the World's most popular destinations? Look no further!

Welcome to Caberfeidh, a delightful 4 bedroom, 2 reception, Detached Family Bungalow set within the popular residential area of Lower Harrapool, Broadford, on Scotland's most famous island, the Isle of Skye.

The property is not only a beautiful home, it has a rich history as a successful former bed and breakfast trading for over 30 years. Its prime location, just a short stroll from the centre of Broadford and all its amenities, offers breathtaking views across Broadford Bay to the Applecross hills beyond.

The property also includes a charming two-bedroom seafront lodge and a romantic shepherd's hut, providing further versatility for use as a guest suites, extended family accommodation, first-class holiday lets or simply a private retreat.

These additional accommodations provide versatility, whether for holiday lets or additional family living, or as a private retreat and further elevates the appeal of this remarkable property, gardens grounds and stunning shore-front location.

Nestled on the shoreline by the picturesque Broadford Bay under the shadow of Beinn na Caillich on the Isle of Skye, Caberfeidh is not just a family home; it is a lifestyle opportunity, that includes modern day living needs with fantastic growth potential into the B&B/Holiday let business if required, offering you the chance to create lasting memories in one of Scotland's most beautiful regions.

Offers Over £525,000



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DESCRIPTION

Caberfeidh is a well appointed family home and features all-on-the-level living accommodation with two inviting reception rooms, perfect for entertaining guests or enjoying quiet family time. A fully fitted kitchen/breakfast room with built-in appliances and utility room overlook the garden areas to the rear. There are four good-sized bedrooms with three en-suite shower rooms and a further family bathroom. This property provides ample, adaptable accommodation for the family and visitors alike, ensuring comfort and privacy for all.

The outstanding ocean-front location has beautiful panoramic sea and mountain views making Caberfeidh an unforgettable experience for you, and visitors alike. A truly exceptional spot that will impress all who view!

Additionally, the property includes a charming Detached 2 bedroom Seafront Lodge and a traditional Shepherd's Hut, both well equipped, providing further versatility for use as a guest suites, extended family accommodation, first-class holiday lets or simply a private retreat.

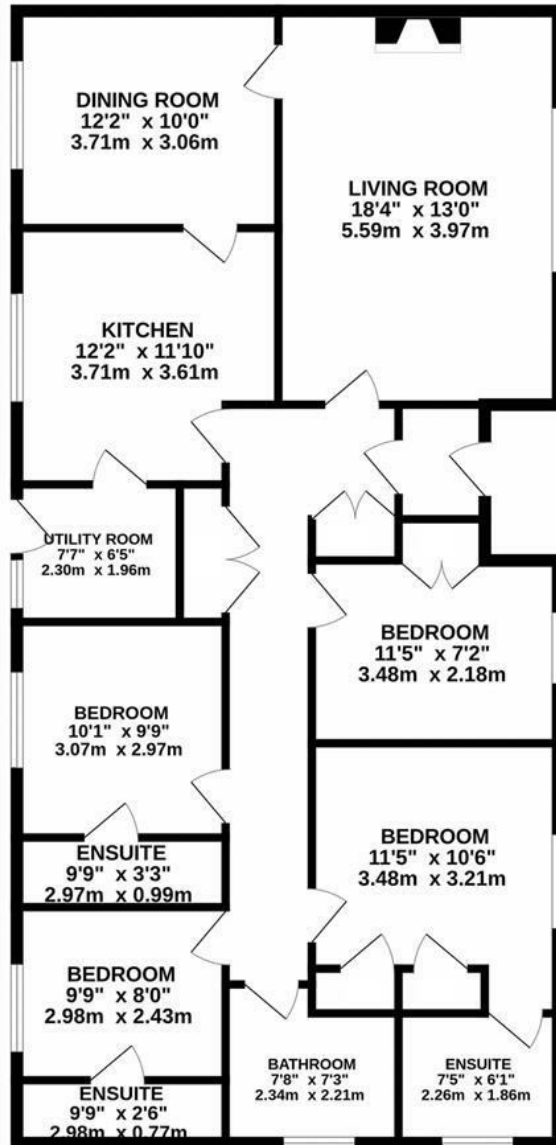
Set within generous garden grounds extending to approximately 3/4 of an acre, the property enjoys superb uninterrupted views to Broadford Bay and beyond whilst still being an easy few minutes walk to all local restaurants, amenities, 24 hour fuel station, supermarket and the centre of Broadford, a popular tourist destination.

Ample parking for up to six vehicles is available, complemented by a generous driveway that offers sweeping panoramic views over Broadford Bay, creating a striking first impression as you approach this impressive home.

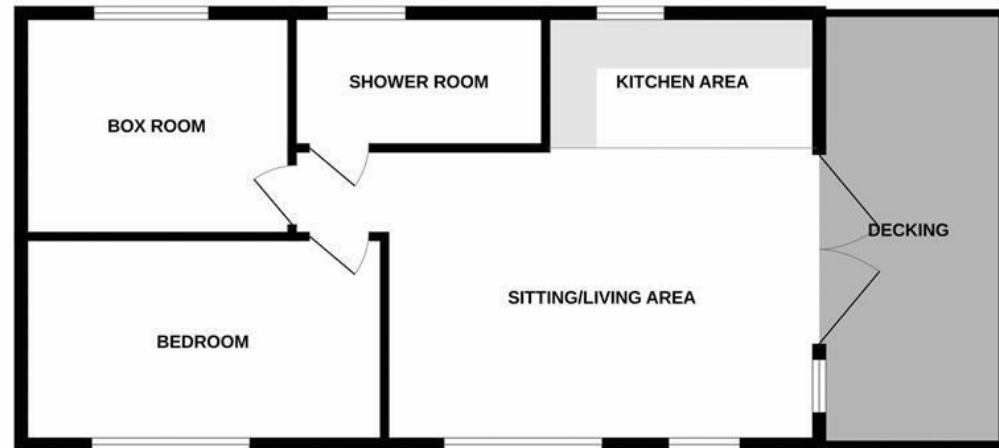
Whether you seek a tranquil family home and/or a profitable business venture, this property offers the perfect blend of both, allowing you to create lasting memories in a truly magical setting.



CABERFEIDH MAIN HOUSE



CABERFEIDH LODGE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

LOCATION

Caberfeidh enjoys a simply stunning seafront situation that has to be seen to be believed! Located just 7 miles from the Skye bridge on one of Scotland's most popular islands, famous for its romantic, historical associations and magnificent landscape dominated by the Cuillin Mountains.

An easy few minutes walk from all local restaurants, cafes, 24 hour fuel station, supermarket, primary school, new hospital, hairdressers, post office, hotels and local Market Square at the centre of Broadford, a popular tourist destination.

The area is renowned for its breathtaking scenery, stunning beaches, distilleries, castles and numerous other historic sites which lure a constant stream of visitors to this special location and helps establish Skye as one of Scotland's strongest areas for tourism. With its many coastal and forestry trails, small islands and inlets, and rugged hills, the island is an ideal location for walking, mountain biking, kayaking and sailing, and is rich in Wildlife.

Primary school children would attend Broadford Primary School which offers bi-lingual Gaelic education. A wider range of amenities and secondary schooling are available in Portree about 26 miles away. A state-of-the-art Broadford community Hospital opened in 2023 serving as the main hospital for the area.

Inverness, about a 2 hours' drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

KEY FEATURES

- * Spacious 4 bedroom (3 en-suite) Detached Bungalow
- * Generous lounge with outstanding views
- * Good-sized family room or dining room
- * Fully fitted breakfasting kitchen & utility
- * Family bathroom
- * Envious shoreline location
- * Popular residential area
- * Detached Lodge & Shepherd's Hut with income potential
- * Large gardens and ample parking
- * Gas LPG heating & double glazing

GARDENS & GROUNDS

Caberfeidh is accessed via a large driveway from the main road. The generous garden grounds of approx 3/4 of an acre offer more than ample parking and recreational space both for family and potential guests alike. The wrap-around garden grounds are laid mostly to grass with mature borders and areas to front, side and rear, the front garden extending to the ocean and offering shore access.

Your invited guests to the MacKenzie's Cabin and the Shepherds Hut gain access to the shore-front along a drive taking them right back from the main road into a quiet and private location overlooking Broadford Bay including access to a delightful patio/seating area where they can delight in the views of the southern hills and the start of the Cuillins to the West, whilst enjoying the amazing sunrises to the East and simply spectacular sunsets to the West.

SHORE-FRONT LODGE & SHEPHERD'S HUT

The shore-front Lodge is located only a stone's-throw from the Atlantic Ocean offering panoramic uninterrupted views across Broadford Bay to the hills beyond. With a homely feel, the accommodation within includes an open-plan lounge/kitchen with appliances, shower room, a double bedroom with fitted wardrobe and a smaller bedroom currently used as dressing room/study. A superb covered deck and your own garden area are wonderful places to sit and enjoy far reaching sea and mountain views, spot an otter or two, catch the Northern Lights as well as spectacular sun rises and sunsets.

The Shepherd's Hut, is a tranquil retreat immersed in the natural beauty and rich heritage of the Isle of Skye, boasting sweeping sea views across the bay. The Shepherd's Hut features an open-plan bedroom/living space with a comfortable bed, providing an intimate, cosy space. There is a private shower room/WC located just outside to the rear of the hut.

BUSINESS OPPORTUNITY

For those seeking a unique business opportunity, Caberfeidh has a rich history as a

former successful bed and breakfast for over 30 years and the current set-up offers potential as an independent and easy-to-operate proposition, making this a true lifestyle business on the main route through Skye just 7 miles North of the Skye bridge. The perfect opportunity to acquire a truly unique family home in a once-in-a-lifetime spectacular shore-front coastal location which must be viewed to fully appreciate the magnificent ever-changing dramatic ocean horizon, spacious, flexible-use accommodation, generous garden grounds and exceptional potential business opportunity offered.

Whether you are looking for a family home flexible accommodation options or a lucrative business venture, this property is a rare gem that promises to deliver an unforgettable experience.

Don't miss out! Call Colin Jenkins for further information and appointment to view today! 0800 999 1565.

EXTRAS

All fitted floor coverings, blinds, integrated appliances and sheds are included in the purchase price.

INTERESTED IN VIEWING THIS HOME?

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PROPERTY TO SELL?

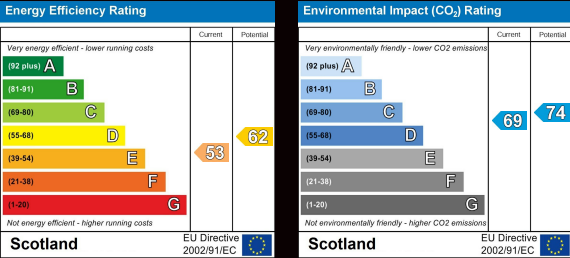
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