



Hilltop House, 5b Conista, Isle of Skye, IV51 9UJ
Offers Over £430,000

ISLE OF SKYE
ESTATE AGENCY

Hilltop House, 5b Conista, Isle of Skye, IV51 9UJ

Hilltop House, 5b Conista is a beautifully presented four-bedroom property located on Skye's spectacular Trotternish peninsula. Set in private garden grounds with the stunning Trotternish Ridge as a back drop, the property boasts widespread views over the surrounding countryside towards the Minch.

- Detached 4 Bedroom Property
- Rural Location
- Panoramic Views
- Detached Garage
- Single Storey Annex
- Walk In Condition
- Oil Central Heating
- Double Glazing
- Large Outbuilding with Power

Services

Mains Electric, Mains Water, Drainage to Septic Tank

Tenure

Freehold

Council tax

Band E

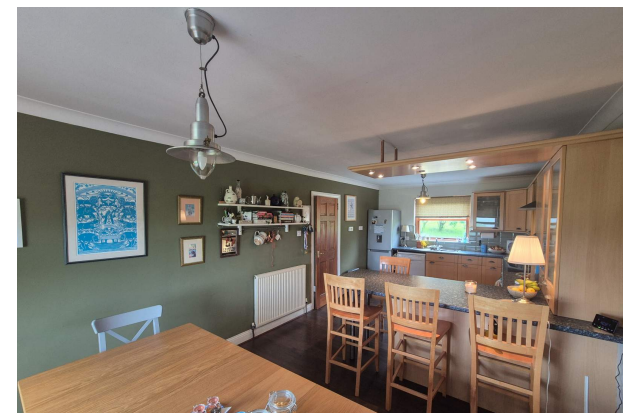
Property Description

Hilltop House, 5b Conista is a beautifully presented four-bedroom property located on Skye's spectacular Trotternish peninsula. Set in private garden grounds with the stunning Trotternish Ridge as a back drop, the property boasts widespread views over the surrounding countryside towards the Minch.

The property comprises; entrance porch, hallway, lounge, dining room, W.C., Utility room and large dining kitchen on the ground floor. Upstairs are four double bedrooms (1 en suite) and a family bathroom. The property further benefits from double glazing, oil-fired central heating and ample storage throughout. To the left of the property is a single storey extension currently used for storing gardening equipment. A detached garage sits adjacent to the property and has power and lighting.

Externally, a drive way leads to the property from the township road and the garden grounds provide parking for several vehicles. In addition to the garage is a large Nissan hut / agricultural building which is suitable as a workshop or conversion to additional accommodation further to obtaining the necessary planning consents. The garden grounds measure approximately 0.1 hectares (2.5 acres), or thereby and laid to grass and tarmac.

Viewing is highly recommended to fully appreciate the offering.



Entrance Porch (9' 0.27" x 7' 4.58") or (2.75m x 2.25m)

Bright, welcoming entrance porch with windows to each side and a part-glazed door to the front. Access to hallway. Laminate flooring. Painted.

Hallway (17' 4.27" x 10' 10.31" Max) or (5.29m x 3.31m Max)

Hallway providing access to lounge, kitchen, dining room, W.C and rear porch / utility. Under stair cupboard. Stairs to upper floor. Laminate flooring. Wallpapered.

Kitchen/Diner (23' 6.68" x 10' 9.53") or (7.18m x 3.29m)

Spacious, modern dining kitchen with a good range of floor and wall units. Windows to front and rear. Laminate flooring. Tiled splash back. Integrated oven and hob with extractor hood. Breakfast bar and space for a dining table. Accessed from hallway. Painted.

Dining Room (13' 1.48" x 9' 1.84") or (4.00m x 2.79m)

Dining room with window to rear and access to lounge. Timber flooring. Painted in a modern palette.

Lounge (16' 8.39" x 14' 0.11") or (5.09m x 4.27m)

Spacious, bright lounge with window to front boasting views over the surrounding land towards the sea. Timber flooring . Painted in contemporary colours. Wood burning stove with tiled hearth and surround. Access to dining room.

Utility Room (5' 10.08" x 6' 5.56") or (1.78m x 1.97m)

Rear porch / utility room with window and door to the rear. Timber flooring. Painted. Plumbing for a washing machine. Consumer unit.

Cloakroom/w.c (5' 9.68" x 4' 0.43") or (1.77m x 1.23m)

Cloakroom comprising W.C and wash hand basin. Frosted window to the rear. Timber flooring. Painted.

Landing (9' 6.96" x 6' 5.95") or (2.92m x 1.98m)

Carpeted stairs lead to the first floor landing where access is given to 4 bedrooms and a family bathroom. The landing is painted, wallpapered and carpeted. Loft hatch. Airing cupboard with hot water cylinder.

Master Bedroom (14' 0.5" x 12' 3.24") or (4.28m x 3.74m)

Large king-size bedroom with window to front boasting a view over the surrounding countryside towards the sea. Carpeted. Wallpapered. Built in wardrobes. Access to en suite shower room.

Master En-suite (8' 2.43" x 6' 2.41") or (2.50m x 1.89m)

Ensuite shower room comprising W.C., wash hand basin and shower cubicle with electric shower. Vinyl flooring. Tiled at basin and shower. Extractor. Painted. Velux window to front.

Bedroom 2 (14' 5.62" x 9' 2.63") or (4.41m x 2.81m)

Double bedroom with window to rear giving view to the garden. Carpeted. Wallpapered and painted. Built in wardrobe.

Bathroom (10' 0.47" x 5' 10.87") or (3.06m x 1.80m)

Family bathroom comprising W.C., wash hand basin, bath and shower cubicle with an electric shower. Vinyl flooring. Tiled at shower and bath. Frosted window to rear. Painted.

Bedroom 3 (10' 9.92" x 9' 2.24") or (3.30m x 2.80m)

Double bedroom with window to rear giving a view over the garden. Carpeted. Wallpapered and painted. Built in storage.

Bedroom 4 (138' 8.56" Max x 10' 10.71") or (42.28m Max x 3.32m)

Double bedroom with window to front affording a view over the surrounding countryside. Carpeted. Wallpapered and painted. Built in storage.

Extension

The adjoining single storey extension is currently used for storage and is of block construction.

Detached Garage (15' 7.01" x 25' 3.15") or (4.75m x 7.70m)

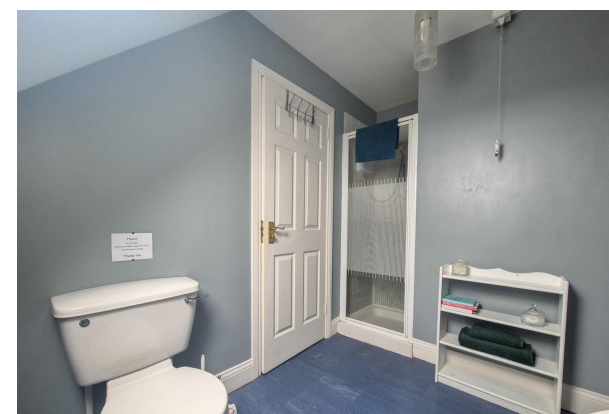
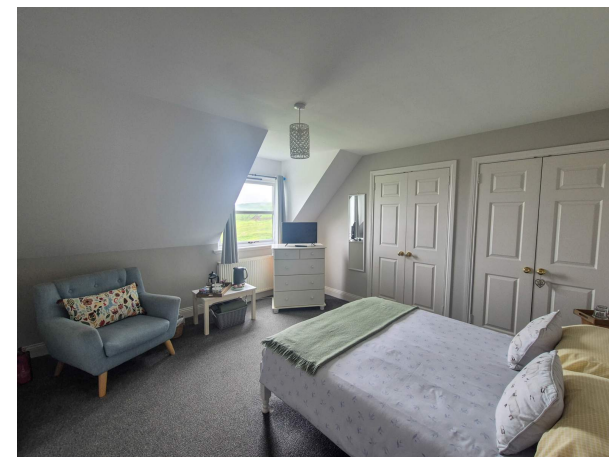
Large detached garage with up an over door to the front and pedestrian door to the side. Power and water connected. Consumer unit. Oil boiler.

Outbuilding (57' 4.98" x 22' 11.59") or (17.50m x 7.00m)

Large agricultural / Nissan hut providing options for a number of uses. Double doors to front. Power supply. Concrete floor. Corrugated sheet walls and a timber frame.

Grounds

Externally, a drive way leads to the property from the township road and the garden grounds provide parking for several vehicles. In addition to the garage is a large Nissan hut / agricultural building which is suitable as a workshop or conversion to additional accommodation further to obtaining the necessary planning consents. The garden grounds measure approximately 0.1 hectares (2.5 acres), or thereby and laid to grass and tarmac.





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		85	(81-91) B		
(69-80) C			(69-80) C		76
(55-68) D	63		(55-68) D	62	
(39-54) E			(39-54) E		
(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.