



Tigh an Eas, 2 Heaste, Broadford, Isle Of Skye, Highland, IV49 9BN
Offers Over £430,000

Tigh an Eas, 2 Heaste, Broadford, Isle Of Skye, Highland, IV49 9BN

Set in an elevated position just off the Township road, Tigh an Eas is a spacious and well appointed family home in a wonderfully peaceful setting surrounded by open countryside and taking in stunning far reaching views of the dramatic Skye landscape. Viewing is highly recommended to fully appreciate the location, stunning views and overall appeal of this unique property.

- Detached Property
- Generous Living Accommodation
- LPG Central Heating
- Peaceful Setting
- Stunning Views & Location
- Ideal Family Home
- Well Maintained

Services

Mains Electric

Tenure

Freehold

Council tax

Band F

Property Description

Tigh an Eas is a charming and deceptively spacious one-and-a-half storey traditional cottage, thoughtfully extended with a substantial two-storey addition to create a versatile and comfortable family home. The accommodation is well-proportioned throughout, offering flexible living space suited to modern family life while retaining a warm and inviting character. The original cottage blends seamlessly with the extension, providing a balance of charm and practicality, with ample room for every day living and entertaining.

The accommodation within consists of Ground Floor: Entrance Vestibule, Hallway, Kitchen, Dining Room, Sun Room, office, Bedroom, Bathroom, Utility Room, and Inner Hallway. First Floor: Master Bedroom with Ensuite Bathroom, Three further Bedrooms, Sitting Room, and Shower Room. The property further benefits from a private water supply, double glazing throughout with some triple glazed windows, LPG central heating in the extension and electric heating and an Aga in the original part of the house. The property has been well-maintained by the current owners.

Externally the property sits within generous garden grounds of approximately 0.4 acres, offering plenty of space to enjoy the natural surroundings. To the rear there is a kitchen garden, timber storage shed and drying area with an elevated lawn area to the front. A particular feature is the integral garage, fitted with an electrically operated up-and-over door, providing excellent storage, workshop potential, or secure parking with direct access to the house. Ample parking with turning area is available on the driveway.

Available by separate negotiation is a 4.5 acre or thereby (to be confirmed by title deed) owner occupied croft and would be ideal for anyone interested in rearing livestock or horticulture with ample space to erect Polytunnels and raised beds.



Entrance Porch (7' 8.52" x 7' 1.04") or (2.35m x 2.16m)

Bright entrance porch with tiled floor and painted walls. The exterior entrance door is wood with glass, opposite this are glass patio doors leading to the garden. A wooden door with glass leads to the hall.

Hallway (6' 1.23" x 6' 1.62") or (1.86m x 1.87m)

Hallway with staircase leading to Bedrooms 1 and 2. The walls are painted and the floor is carpeted. There is a small cupboard under the stairs.

Kitchen (15' 11.73" x 11' 4.22") or (4.87m x 3.46m)

Kitchen with windows to the front and rear. Green Aga with bespoke designed tiled panel behind. Wall and base units, double composite sink, built in oven and space for white goods. Exposed timber roof beams, vinyl flooring and painted walls. A very cosy kitchen.

Dining Room (11' 3.43" x 12' 1.67") or (3.44m x 3.70m)

Dining room with exposed roof beams. Natural stone feature wall with archway leading to the Sun Room. The remaining walls are painted and the flooring is carpet.

Bedroom 1 (11' 3.04" x 9' 6.96") or (3.43m x 2.92m)

Bedroom with carpeted floor and papered walls. Velux window to the rear and windows to the side and front.

Bedroom 2 (11' 3.83" x 9' 3.42") or (3.45m x 2.83m)

Twin bedroom with window to the front. The walls are papered and the floor is carpeted.

Shower Room (8' 4.39" x 4' 11.06") or (2.55m x 1.50m)

Glass doored cubicle with electric shower, pedestal sink and wc. The walls are tiled and painted. Window to the rear elevation.

Sun Room (10' 0.47" x 10' 5.98") or (3.06m x 3.20m)

Glass partition beautifully designed by the famous Laurence Broderick depicting an otter scene. Timber lined vaulted ceiling, wooden flooring and painted walls. Windows to the rear and UPVC door with glass panel leads to patio and drying area.

Inner Hall (10' 7.56" x 8' 8.72") or (3.24m x 2.66m)

Inner hallway with carpeted flooring, painted walls and staircase to the upper floor.

Utility Room (7' 1.83" x 8' 0.85") or (2.18m x 2.46m)

Wall and base units, space for white goods, stainless steel sink, cloak area. Window to rear of the house. Wooden exterior door with frosted glass panel. Flooring is vinyl and the walls are painted.

Office (14' 5.62" x 8' 4.39") or (4.41m x 2.55m)

Currently used as a office/study. Windows to the rear and side. Carpeted floor and painted walls.

Bedroom 3 (10' 9.53" x 9' 3.02") or (3.29m x 2.82m)

Double bedroom with window to the rear. The walls are papered and the floor is carpeted.

Bathroom (7' 1.04" x 5' 7.72") or (2.16m x 1.72m)

Window to the side of the house. Bath with shower over, pedestal sink and wc. The floor is carpeted and the walls are tiled and painted

Upper floor landing (11' 6.19" x 9' 0.66") or (3.51m x 2.76m)

Upper floor landing with carpeted floors and painted walls.

Lounge (24' 12" x 19' 8.22") or (7.62m x 6.00m)

Large lounge with stunning views over Loch Eishort to the mainland beyond. Multiple windows with large bay window to the side elevation. Fireplace with gas fire. Carpeted floor with wall papered walls. Entrance door with adjacent glass wall panel exclusively designed by Laurence Broderick depicting otters and fish.

Bedroom 4 (17' 6.63" x 8' 6.76") or (5.35m x 2.61m)

Currently used as a study. Wash hand basin with cupboard below. Windows to the rear and side. The floor is carpeted and the walls are painted.

Bedroom 5 (17' 7.42" x 7' 9.31") or (5.37m x 2.37m)

Master bedroom with archway to en-suite bathroom. Built in triple wardrobes. Windows to the rear and side. The floor is carpeted and the walls are painted.

En Suite (7' 9.7" x 5' 7.72") or (2.38m x 1.72m)

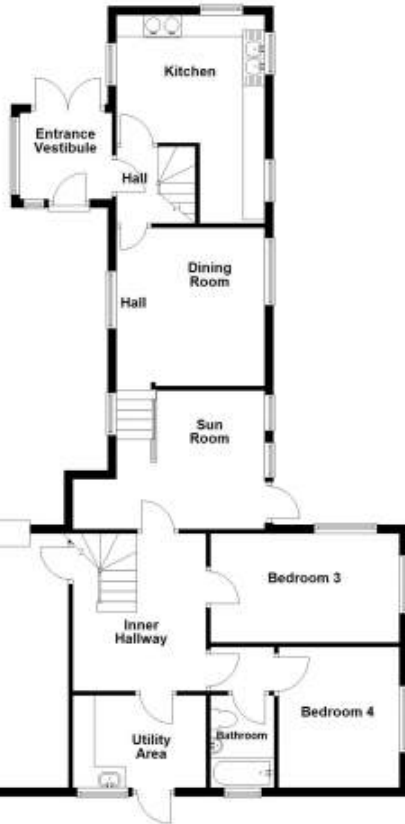
Ensuite bathroom with shower over bath, bespoke designed blue and white tiles. Pedestal sink, bidet, wc, heated towel rail. The floor is carpeted. Frosted glass window.

Triple Garage (24' 4.52" x 19' 8.22") or (7.43m x 6.00m)

Triple garage with up and over door, concrete floor and block walls. The heating unit and consumer unit are housed here.



Ground Floor



First 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	(69-80) C		73
(55-68) D			(55-68) D	68	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G	38		(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.