



Sleepy Hollow, Ullinish, Struan, Isle of Skye, IV56 8FD
Fixed Price £259,995

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*** NEW FIXED PRICE ***

Sleepy Hollow is a large, detached three bedroom (all en suite) property in the tranquil township of Ullinish on Skye's beautiful west coast. Set within extensive garden grounds, stunning views are afforded towards Loch Bracadale and beyond.

- Detached Property
- Rural Location
- Spacious Garden
- Double Glazing
- LPG Central Heating

Services

Mains Electric, Mains Water

Tenure

Freehold

Council tax

Band E

Property Description

*** NEW FIXED PRICE ***

Sleepy Hollow is a large, detached three bedroom (all en suite) property in the tranquil township of Ullinish on Skye's beautiful west coast. Set within extensive garden grounds, stunning views are afforded towards Loch Bracadale and beyond. Sleepy Hollow is a generously proportioned detached three double bedroom (all en suite) property in a peaceful location affording beautiful views towards Loch Bracadale and beyond. The spacious property is ideally suited to be a family home and is sited down a shared track from the main township road.

The accommodation within comprises of; entrance porch, hall, kitchen, utility, W.C., lounge/diner, and two large store rooms on the ground floor. Upstairs are three en suite double bedrooms and a study. The property benefits from double glazing throughout and LPG central heating. A generator is also connected to the property and provides energy in the event of a power cut.

Externally, the property is set within extensive, secure garden grounds extending to approximately 1 acre, or thereby (to be confirmed by title deed) with 2 ponds providing a habitat for wildlife. Mainly laid to grass there is plenty of opportunity to create a beautiful, peaceful oasis amongst the trees planted by the previous owner. Views towards Loch Bracadale and the Cuillins are afforded from the garden. Parking is provided to the front and side of the property

Although in need of modernisation the property will make a lovely family home and really must to be viewed to fully appreciate the offering.



Entrance (7' 9.7" x 4' 7.51") or (2.38m x 1.41m)

A two pane timber door leads into the porch. Windows to front and side elevations. Carpeted. Painted. Access to hall.

Hallway (10' 2.83" x 14' 3.65") or (3.12m x 4.36m)

Spacious hall providing access to kitchen. Stairs lead to first floor. Laminate flooring. Under stair cupboard. Wallpapered.

Kitchen (10' 2.44" x 14' 3.65") or (3.11m x 4.36m)

Bright kitchen with a good range of wall and floor units. Two windows to rear elevation affording views to the garden. Range style cooker with 5-ring gas hob. One and a half bowl stainless steel sink and drainer with mixer tap. Storage cupboard. Tiled flooring. Wallpaper. Access to lounge diner and utility room.

Lounge/diner (11' 5.4" x 20' 10.79") or (3.49m x 6.37m)

Generously sized, dual aspect lounge/dining room with feature fire place with inset wood burning stove. Tiled surround and hearth with wooden frame. Carpeted. Wallpapered. Accessed from kitchen.

Utility Room (5' 8.9" x 7' 2.22") or (1.75m x 2.19m)

Utility room with floor and wall units and space for white goods. Stainless steel single bowl sink and drainer with mixer tap. Tiled at back splash. Tiled floor. Access to W.C. Access to store room one.

W.C (5' 9.29" x 2' 7.5") or (1.76m x 0.80m)

Cloakroom comprising W.C. and corner basin. Tiled floor. Wallpaper. Tiled at basin. Window to rear with view to garden.

Study (9' 9.32" x 6' 0.05") or (2.98m x 1.83m)

Study / office with Velux window to the rear. Carpeted. Wallpapered. Coombed ceiling.

Master Bedroom (14' 10.74" x 9' 3.81") or (4.54m x 2.84m)

Bright, double, ensuite bedroom with window to rear affording views towards Loch Bracadale and the Cuillins. Carpeted. Wallpapered. Two storage cupboards, one housing a hot water cylinder. Access to en suite shower room.

En Suite (11' 4.61" x 7' 4.19") or (3.47m x 2.24m)

En suite comprising W.C., wash hand basin and disabled access shower. Vinyl flooring. Walls are tiled and painted. Wet wall at shower. Coombed ceiling. Velux window to front. Extractor fan.

Bedroom 2 (15' 4.65" x 10' 3.62") or (4.69m x 3.14m)

Double bedroom with window to rear elevation giving views over the garden towards Loch Bracadale and the Cuillins. Carpeted. Painted and wallpapered. Coombed ceiling. Access to en suite bathroom. Built in wardrobe / storage housing hot water cylinder.

En Suite (4' 9.48" x 2' 11.83") or (1.46m x 0.91m)

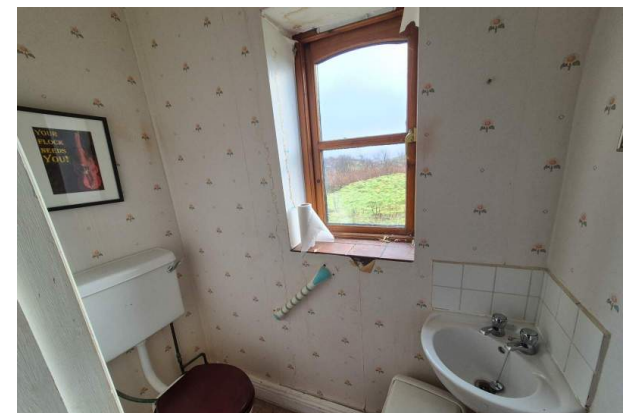
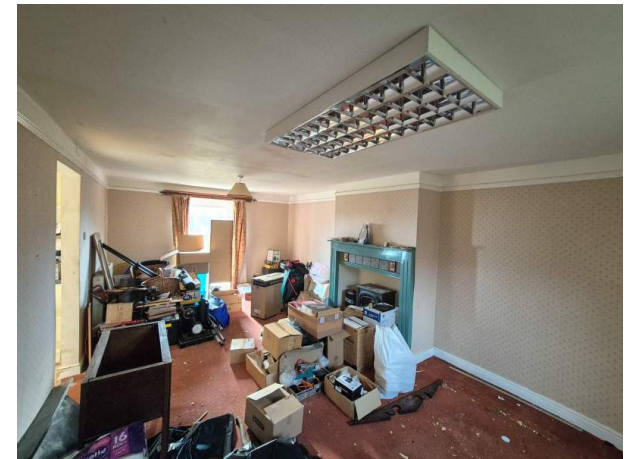
En suite bathroom comprising W.C, wash hand basin and bath. Vinyl flooring. Wallpapered and tiled. Window to side elevation. Extractor fan.

Bedroom 3 (15' 3.86" x 10' 2.44") or (4.67m x 3.11m)

Double bedroom with Velux window to front elevation. Carpeted. Wallpapered. Coombed ceiling. Built in wardrobe / storage. Access to ensuite bathroom.

En Suite (6' 1.62" x 6' 1.62") or (1.87m x 1.87m)

En suite bathroom comprising W.C, wash hand basin and bath. Vinyl flooring. Wallpapered and tiled. Window to side elevation. Extractor fan.





Illustrative only. Not to scale.
Plan produced using PlanItUp



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		88
(69-80) C		79	(69-80) C		
(55-68) D			(55-68) D	60	
(39-54) E	44		(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.