



Rowan Lea, Stenscholl, Staffin, Isle of Skye, IV51 9JS
Offers Over £190,000

Stenscholl, Staffin, Isle of Skye, IV51 9JS

Rowan Lea is a traditional three bedroom property located in the peaceful village of Staffin on Skye's Trotternish Peninsula boasting widespread views over the surrounding countryside towards the Trotternish Ridge and Quiraing.

- Detached Property
- Off Road Parking
- Spacious Gardens

Tenure

Freehold

Council tax

Band E

Property Description

Rowan Lea is a traditional three bedroom property located in the peaceful village of Staffin on Skye's Trotternish Peninsula boasting widespread views over the surrounding countryside towards the Trotternish Ridge and Quiraing.

Rowan Lea is a traditional three bedroom property, set within generous garden grounds in the ever popular village of Staffin with views towards the Trotternish Ridge. The property has been extended to create additional living space but it still retains much of its traditional features such as deep window sills, 1/4 panel doors and V-lining.

The accommodation within is set out over two floors and comprises of: entrance hall, lounge, sitting room, kitchen, utility and porch the ground floor with three double bedrooms and bathroom located on the first floor. The property further benefits from double glazing, electric central heating. There are original, open fireplaces in the lounge and sitting room and an electric Rayburn in the kitchen.

Externally the property is set within fully enclosed garden grounds extending to approximately 0.16 acres or thereby (to be confirmed by title deeds) which are mainly laid to lawn with established shrubs and bushes. An additional area of garden ground of approximately 0.23 acres (to be confirmed by title deeds) is located on the opposite side of the road. Parking is available to the side of the property on the driveway.

Rowan Lea presents a fantastic opportunity to purchase a traditional property situated in a peaceful location close to all the attractions the area has to offer.



Lounge (10' 2.44" x 13' 3.05") or (3.11m x 4.04m)

Bright, east facing lounge with window to front elevation. Original open fireplace with tiled hearth and surround. Wooden door. Painted in a neutral tone.

Second Reception Room (10' 0.87" x 13' 5.81") or (3.07m x 4.11m)

Dual aspect sitting room with windows to the front and side elevations boasting views to the garden. Cast iron original fireplace with tiled hearth. Painted in a neutral tone. Exposed wooden floor boards.

Kitchen (10' 8.35" x 13' 9.75") or (3.26m x 4.21m)

Large kitchen with a range of wall and floor units. Windows to side and rear elevations. Electric Rayburn with tiled floor and wooden surround. One and a half bowl stainless steel sink and drainer. Exposed wooden floor boards. Painted in a neutral tone. Access to utility room.

Utility Room (15' 1.89" x 6' 5.17") or (4.62m x 1.96m)

Large utility room with plumbing for a washing machine. Two windows to side elevation. Sink unit with stainless steel bowl and drainer. Traditional V-lining to walls and ceiling. Exposed wooden floor boards. Loft hatch.

Porch (4' 11.84" x 6' 2.02") or (1.52m x 1.88m)

Accessed via a small inner hallway the porch has a window to the side elevation and a frosted double glazed door for access to the garden. Traditional V-lining to walls and ceiling. Concrete floor.

Landing (14' 11.92" x 5' 6.54") or (4.57m x 1.69m)

Carpeted stairs lead to the first floor landing. There is a window part way up and Velux window at the landing. Storage cupboard. Consumer unit on landing. Painted in a neutral tone. The landing provides access to three double bedrooms and bathroom.

Bedroom 1 (10' 6.38" x 13' 4.24") or (3.21m x 4.07m)

Large double bedroom with window to side elevation. Coombed ceiling. Painted in a neutral tone. Carpeted. Storage cupboard housing hot water cylinder and electric heating boiler.

Bathroom (5' 7.32" x 7' 3.01") or (1.71m x 2.21m)

Family bathroom comprising bath, W.C., and wash hand basin. Velux window to side elevation. Tiled at bath and wash hand basin. Coombed ceiling. Painted.

Bedroom 2 (12' 11.91" x 13' 8.96") or (3.96m x 4.19m)

Dual aspect double bedroom with windows to front and side elevations. Carpeted. Painted in a neutral tone. Views over the surrounding countryside.

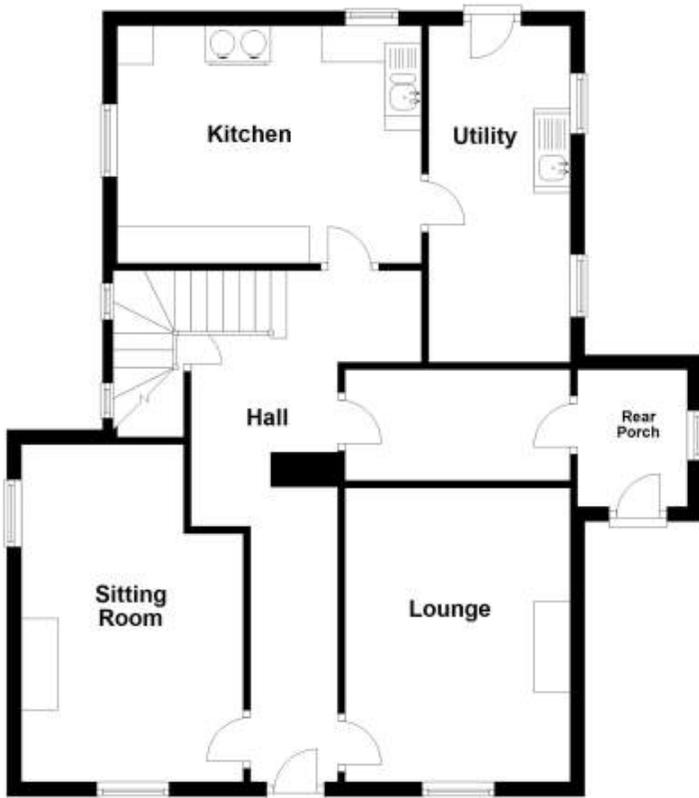
Bedroom 3 (13' 3.05" x 10' 7.56") or (4.04m x 3.24m)

Generous sized double bedroom with windows to side and front elevations affording views over the surrounding countryside. Coombed ceiling. Carpeted. Painted in a neutral tone. Loft hatch.



Ground Floor

Approx. 72.1 sq. metres (775.8 sq. feet)



First Floor

Approx. 55.5 sq. metres (597.6 sq. feet)



Illustrative only. Not to scale.
Plan produced using PlanUp.



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		84
(69-80) C			(69-80) C	70	
(55-68) D			(55-68) D		
(39-54) E		47	(39-54) E		
(21-38) F			(21-38) F		
(1-20) G	10		(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.