



## Sea Cottage, Broadford

Offers in Region of £525,000





## Sea Cottage

Broadford, Isle Of Skye

Sea Cottage is a spacious, upgraded four-bed home with stunning Broadford Bay views, three en-suites, garage/workshop, set in peaceful Harrapool, Isle of Skye.

- Council Tax band: F
- Tenure: Freehold
- EPC Energy Efficiency Rating: E

### KEY FEATURES:

- Envidable shoreside location, includes the foreshore, extending to the low water line
- Spacious and well-presented detached four-bedroom family home, extending to 262m<sup>2</sup>
- Large detached double garage/workshop and off road parking for several vehicles
- Generous garden grounds, surrounding the property
- Straightforward purchasing process with no onward chain
- EPC Rating: E (45)

  
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#### GENERAL DESCRIPTION:

Set in a truly spectacular secluded shoreside position, Sea Cottage enjoys uninterrupted panoramic views across Broadford Bay, extending over the surrounding landscape and ever-changing wildlife. These breathtaking vistas can be enjoyed in every season from the comfort of the striking lounge and adjoining conservatory, creating bright, light-filled living spaces that fully embrace its exceptional setting.

Originally a traditional 1.5-storey stone cottage, Sea Cottage has been thoughtfully and extensively extended and upgraded over the years. The result is a spacious and well-presented four-bedroom family home, three of which benefit from en-suite facilities, offering both comfort and flexibility for modern living. The property is further complemented by a substantial detached garage/workshop, providing excellent space for storage, hobbies, or potential workspace use.

Situated within the charming residential and crofting township of Harrapool in South Skye, the property combines a peaceful, semi-rural setting with the convenience of nearby amenities in Broadford. With its versatile layout and enviable position, it also offers excellent potential for income generation, whether as a holiday let or guest accommodation.



Offered for sale with no onward chain, the property ensures a straightforward purchasing process.

Early viewing is recommended to appreciate the property's character, generous proportions, and its outstanding location.

Call or email RE/MAX Skye to arrange your viewing appointment today.

**PROPERTY COMPRISES:**

**ACCOMMODATION:**

Ground Floor: Entrance Vestibule, Hallway, Lounge/Dining Room, Conservatory, Kitchen/Breakfast Room, Boot Room, Cloakroom, 2 Bedrooms (1 En-Suite), Shower Room

Upper Floor: Study/Boxroom, Mezzanine Sitting Room, 2 Bedrooms (En-Suite)

**EXTERNAL:**

Large detached double garage/workshop

Attached Garden Store

Garden Grounds

**DETAILS:**

HOME REPORT: Contact the RE/MAX Skye office

SERVICES: Mains electricity, mains water, drainage to septic tank.



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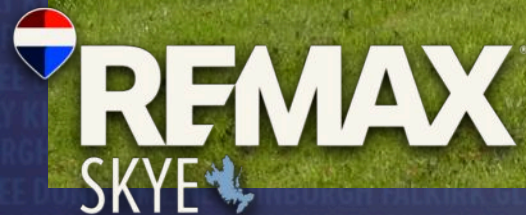


**LOCATION:**

The residential/crofting area of Harrapool sits on the outskirts of Broadford, the island's second largest settlement, in the shadow of Beinn na Caillich (one of the Red Cuillins) on a beautiful, curved bay, with views over to the islands of Longay, Pabay and the Crowlins and out towards the hills of Wester Ross beyond. The village is only 7 miles north of the Skye Bridge and is an ideal base for hill-walking, bird-watching and other outdoor activities, with two piers ideal for mooring a boat. Broadford also benefits from a good range of local amenities.

**ACCOMMODATION:**

Sea Cottage extends to some 262m2 and was constructed in circa 1890, originally refurbished and extensively extended in 1979, the individually designed conservatory was added in 1996 and finally the boot room in 1999, the property benefits from double glazing and oil-fired central heating via a Grant Vortex boiler throughout complemented by a log burning stove in the lounge. The property sits within generous garden grounds and enjoys unrestricted views of Broadford Bay and beyond.







## **GROUND FLOOR:**

### **ENTRANCE VESTIBULE:**

6' 1" x 4' 2" (1.85m x 1.27m)

A covered entrance gives access, solid timber door with bullseye insert, ceramic tile floor, access to hallway

### **HALLWAY:**

Multi-pane glazed door opens into the spacious hallway, window to rear elevation, cloaks cupboard, under stair cupboard, airing cupboard, fuel store, radiator, part ceramic tile and part carpeted floor, access to inner hallway, cloakroom, two bedrooms (1 en-suite), stair to upper floor:

### **OPEN INNER HALLWAY:**

18' 4" x 6' 7" (5.58m x 2.00m)

Multi-pane glazed door enters the inner hallway and overlooks the lounge, two spotlight tracks, wood laminate flooring, access to the lounge, kitchen dining room, boot room.

### **LOUNGE/DINING ROOM:**

25' 10" x 18' 3" (7.88m x 5.57m)

Open access via two sets of steps which lead down into this stunning room, three picture windows inserted into the octangle end of the room fully capture the stunning bay views, free standing wood burning stove set on a slate hearth, decorative built-in shelving, part vaulted ceiling, downlights, three wall lights, two double radiators, fitted carpet, access to conservatory:



## GROUND FLOOR (CONTINUING):

### CONSERVATORY:

15' 5" x 14' 5" (4.69m x 4.40m)

Multi-pane glazed door, windows to all elevations, French doors to rear octagonal elevation opening onto raised deck from which to enjoy the bay views, spotlight track, two spotlights, radiator, pine flooring.

### KITCHEN/BREAKFAST ROOM:

18' 4" x 15' 9" (5.58m x 4.79m)

Open access:

#### Kitchen Area:

Window to side elevation, extensive range of contemporary high gloss wall and base units with worktop over, 1.5 bowl stainless steel sink, 5 ring LPG hob with stainless steel extractor over, integrated double oven, fridge/freezer, coordinating stepped island unit with cupboards under, two wine racks and display shelving, vinyl flooring, access to dining area:

#### Dining Area:

Two small deep sill windows to front elevation, window to front elevation, radiator, fitted carpet.

### BOOT ROOM:

12' 10" x 5' 3" (3.91m x 1.61m)

Multi-pane glazed door, three windows to side elevation, window to rear elevation, stainless steel sink set in worktop with cupboard under, ceramic tile floor, half glazed uPVC door to front elevation:

### CLOAKROOM:

5' 5" x 4' 2" (1.64m x 1.26m)

Frosted window to front elevation, pedestal wash hand basin, WC, ladder radiator, fully tiled, ceramic tile floor.



## GROUND FLOOR (CONTINUING):

### INNER HALLWAY:

Window to side elevation, built-in cupboard, range of low-level built-in cupboards, range of built-in shelving, fitted carpet, access to boiler room (with plumbing for washing machine), lower floor bedrooms, shower room:

### MASTER BEDROOM:

15' 2" x 12' 2" (4.63m x 3.71m)

Two windows to west and east elevations, triple built-in wardrobe, radiator, fitted carpet, access to en-suite:

### En-Suite:

8' 7" x 6' 2" (2.61m x 1.87m)

(Dimensions into shower) Deep sill frosted window to side elevation, corner Jacuzzi bath, wall mounted wash hand basin, WC, two wall light, radiator, wood laminate floor.

### SHOWER ROOM:

8' 9" x 5' 5" (2.66m x 1.66m)

(Dimensions into shower) Deep sill window to side elevation, large shower cubicle, wall mounted wash hand basin, WC, spotlight track, ladder radiator, fully tiled, wood laminate flooring.

### BEDROOM 2: (Currently used as a studio)

13' 10" x 12' 4" (4.22m x 3.75m)

Picture window to rear elevation with bay views, two deep sill windows to side elevations, built-in cupboard, radiator, fitted carpet.



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## UPPER FLOOR:

### STAIRS & UPPER FLOOR LANDING

Carpeted stairs rise to the carpeted landing, two windows to rear elevation, two spotlight tracks, built-in cupboard, access to study area, mezzanine and bedrooms.

### STUDY:

10' 10" x 7' 7" (3.31m x 2.32m)

(Dimensions under coombs) Velux window to rear elevation, radiator, fitted carpet, leading to mezzanine area, built-in cupboard.

### MEZZANINE:

19' 10" x 9' 8" (6.05m x 2.94m)

This spacious area has a timber balustrade and overlooks the lounge, window to side elevation, Velux to front elevation, borrowed light window to kitchen/dining room, two high line windows to front elevation, two spotlight tracks, fitted carpet.



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## UPPER FLOOR (CONTINUING):

### BEDROOM 3: (currently used as a studio)

19' 10" x 12' 5" (6.04m x 3.79m)

(Dimensions under coombs) Velux windows to either side elevations, wall mounted wash hand basin, built-in cupboard, radiator, fitted carpet, access to en-suite:

### En-Suite:

7' 9" x 5' 3" (2.35m x 1.61m)

(Dimensions under coomb) Built-in shower cubicle, WC, ladder radiator, vinyl flooring.

### BEDROOM 4:

13' 9" x 12' 4" (4.20m x 3.76m)

(Dimensions under coombs) Deep sill window to rear elevation, Velux to side elevation, built-in wardrobe, wall mounted vanity sink with cupboard under, radiator, fitted carpet, access to en-suite:

### En-Suite:

7' 8" x 5' 3" (2.33m x 1.61m)

(Dimension into shower and under coomb) Built-in shower cubicle, WC, ladder radiator, vinyl flooring.



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## EXTERNAL:

### LARGE DETACHED DOUBLE GARAGE/WORKSHOP:

19' 11" x 19' 11" (6.06m x 6.06m)

Corrugated bitumen roof, two electric roller shutter doors, half-glazed pedestrian door to side elevation, mezzanine storage, electric connected.

### ATTACHED GARDEN STORE:

13' 1" x 10' 4" (3.98m x 3.16m)

Solid stone construction, corrugated roof with two light panels.

### GARDENS:

Sea Cottage is accessed via a shared track, tarmac and chipped areas to the front of the property provide off road parking for several vehicles and access to the garage. The generous garden grounds to front, side and rear extend to the shore and are mainly laid to grass with some mature planting and offer unrivalled views of Broadford Bay and beyond. The Title includes the foreshore, extending to the low water line.



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## GENERAL:

### EXTRAS:

All fitted floorcoverings, window dressings and kitchen white goods. Some furniture is available by separate negotiation.

### WHAT3WORDS:

///shops.water.habits

### VIEWING:

Viewing this property is essential. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing [skye@remax-scotland.homes](mailto:skye@remax-scotland.homes).

### INTEREST:

It is important your solicitor notifies this office of your interest, otherwise the property may be sold without your knowledge.

### OFFERS:

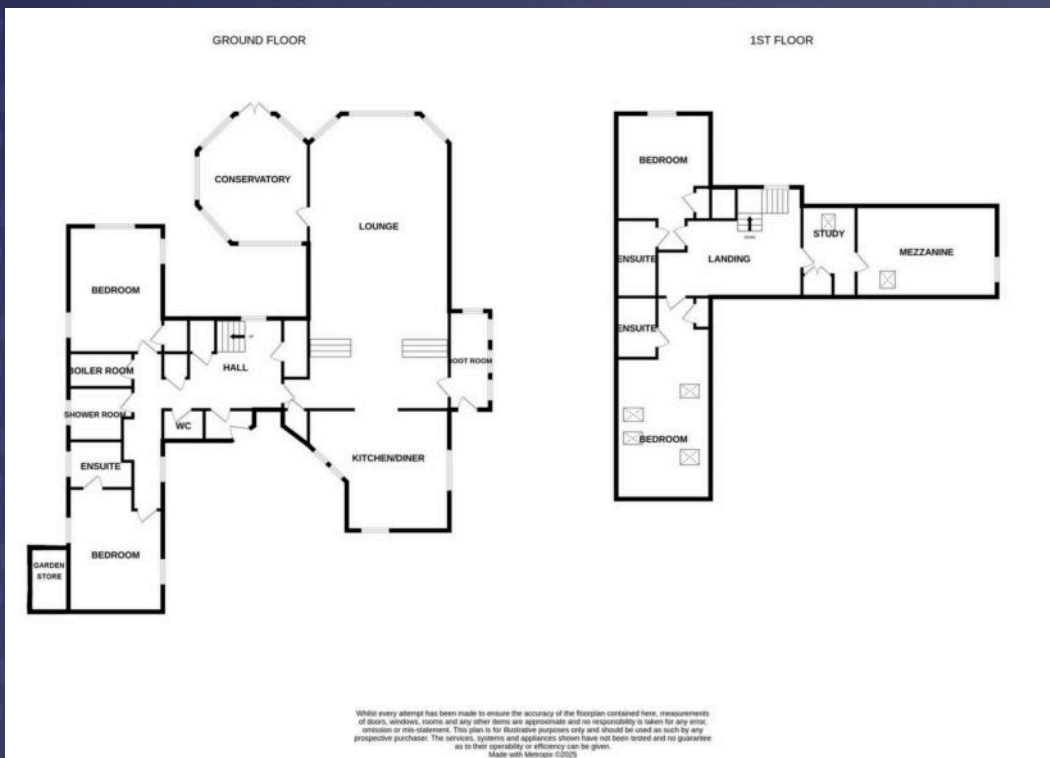
Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, A87, Kyleakin, Isle of Skye, IV41 8PQ.

### ENTRY:

At a date to be mutually agreed. Seller has no chain.

### DISCLAIMER:

These particulars are prepared based on information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to and does not form any contract.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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