



Cadhan Croft 1/3 of 2 North Duntulm Shulista, Portree

Offers Over £200,000





Cadhan Croft 1/3 of 2 North Duntulm Shulista

Portree

Charming two-bed log croft house on 5 acres of owner occupied croft woodland with stunning Kilmaluag Bay views. Peaceful setting, wood stove, mains power & water. Embrace rewarding rural lifestyle.

- Council Tax band: TBD
- Tenure: Croft Land
- EPC Energy Efficiency Rating: D
- EPC Environmental Impact Rating: A

KEY FEATURES:

- Owner-occupied woodland croft & decrofted log croft house
- Stunning views across Kilmaluag Bay and surrounding croft land
- Surrounded by unspoilt countryside and natural beauty
- Situated on the Trotternish Peninsula
- Septic tank will have to be installed by purchaser

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GENERAL DESCRIPTION:

Cadhan Croft offers a unique opportunity to acquire a smallholding comprising a charming two-bedroom detached insulated log croft house set within approximately five acres of developing, owner-occupied woodland croft. Occupying an elevated position, the property enjoys stunning views across Kilmaluag Bay and the surrounding croft land, which has been extensively planted with a diverse range of trees. Since 2004, the woodlands have been carefully established through the planting of native and local young specimens, creating a thriving and ever-evolving natural environment. Peacefully situated on the Trotternish Peninsula in north-east Skye, this tranquil property presents an ideal opportunity for those starting on their journey, seeking a lifestyle change, or simply a quieter pace of life. Surrounded by unspoilt countryside and natural beauty, Cadhan Croft offers the chance to embrace a rewarding rural lifestyle.

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

PROPERTY COMPRISES:

Ground Floor: Entrance/Sitting Room, Kitchen, Living/Dining Room, Cloakroom, Two Bedrooms
Upper Floor: Loft

EXTERNAL:

Timber Shed, Woodstore, Timber Decking, Croft Land, Garden Grounds

DETAILS:

HOME REPORT: Available from RE/MAX Skye

SERVICES: Mains electricity, mains water. There is currently no septic tank in place, and this would be the responsibility of any purchaser to install.

COUNCIL TAX BAND: B

EPC RATING: D (61)

BROADBAND: 5G; High speed broadband cable available at the end of the road



LOCATION:

The Trotternish peninsula in the north of Skye is undoubtedly one of the most spectacular parts of the island. The Trotternish Ridge dominates the landscape and offers some of the best hillwalking and views around, from the Quiraing in the north to the Old Man of Storr further south. It is here you will find the buzzards, falcons and golden eagles that make this part of the country their home. Local amenities can be found in the village of Staffin, approximately 8 miles south, including primary school, grocery shop with petrol pumps, community centre with shop, hotel, and cafe. There are also a pretty beach and slipway in Staffin. Portree, the islands capital, offers a wider range of facilities.

ACCOMMODATION:

Cadhan Croft house was built around 2005 and extends to some 54m². The property is of timber frame construction and benefits from double glazed timber frame windows and doors. Heating is by way of a wood burning stove located in the entrance/sitting room. At present there is no hot water supply or drainage connection. The cloakroom is fitted with a waterless composting WC. Externally, the property benefits from an external water connection.





GROUND FLOOR:

ENTRANCE/SITTING ROOM:

13' 8" x 9' 9" (4.16m x 2.96m)

Hardwood stable door with glazed insert, window to front elevation, centrally placed free standing Morso Squirrel 3.5Kw wood burning stove set on a slate hearth, fitted doormat, pine flooring, access to kitchen, dining/living room, cloakroom, 2 bedrooms:

KITCHEN:

6' 7" x 9' 9" (2.01m x 2.96m)

Timber door, window to front elevation, black composite circular sink set into a painted wooden worktop with storage under, built-in painted wooden cupboard, space for undercounter fridge, timber flooring.

DINING/LIVING ROOM:

12' 11" x 9' 9" (3.94m x 2.96m)

Timber door, windows to side and front elevation, hardwood stable door with glazed insert providing access to small, raised decking area at side elevation, timber flooring, access to loft:

CLOAKROOM:

5' 10" x 9' 8" (1.79m x 2.95m)

Timber door, frosted window to rear elevation, Sun-mar Excel composting toilet, pedestal wash hand basin, space and plumbing for washing machine, plumbing in place for the installation of a bath or shower if required, extractor fan, timber flooring.



GROUND FLOOR (CONTINUED):

BEDROOM 1:

9' 9" x 9' 8" (2.96m x 2.95m)

Timber door, dual aspect room with windows to rear and side elevation with water and mountain views, timber flooring.

BEDROOM 2:

9' 9" x 9' 9" (2.98m x 2.96m)

Timber door, dual aspect room with windows to front and side elevation, timber flooring.



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UPPER FLOOR:

LOFT:

10' 8" x 29' 0" (3.24m x 8.85m)

Access via a loft ladder, windows to side elevations with water and mountain views, benefits from passive heat gain from the unboxed steel chimney pipe serving the freestanding stove, floorboard installed and ceiling lined.



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EXTERNAL:

TIMBER SHED

WOODSTORE

TIMBER DECKING

CROFT LAND:

Extending to approximately 5.214 acres (to be confirmed by Title Plan) to front, sides and rear elevations, the croft has undergone an ongoing planting programme of homegrown, local, and native tree seedlings since 2004, including Larch, Norway spruce, Scots Pine, Rowan, Silver birch, Lime, Hornbeam, Alder, Sycamore, Willow, Dog rose, Elder, Holly, Gorse, Hornbeam, and Raspberries. In recent years, drainage on the croft has been improved, thereby improving growing conditions. Around 2 acres of the croft land is fairly level and suitable for grazing and hay production.

GARDEN GROUNDS:

The house and garden grounds have been decrofted by the current owner. The garden grounds extend to approximately 0.0514 hectares/0.127 acres and are mainly laid to grass.



GENERAL:

EXTRAS:

Included in the sale are all fitted floor coverings and integrated appliances. Other items, including building materials, may be available by separate negotiation.

WHAT3WORDS:

House: ///amaze.clocks.limits Driveway entrance:
///months.joyously.certainly

VIEWING:

Viewing is by appointment only. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing skye@remax-scotland.homes.

INTEREST:

It is important that your solicitor notifies this office of 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.

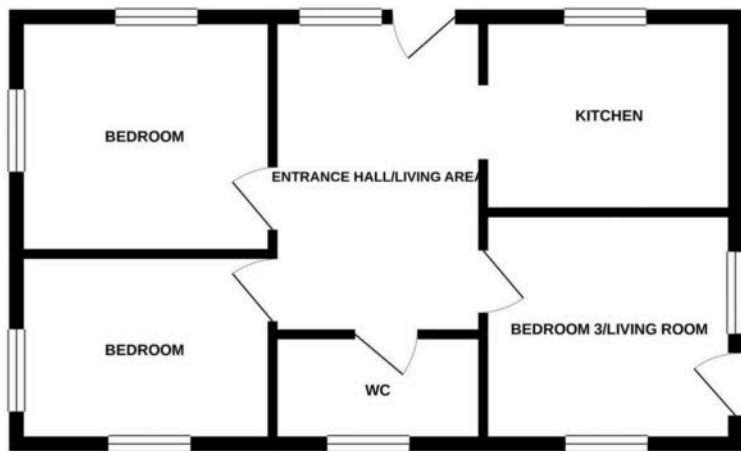
ENTRY:

At a date to be mutually agreed.

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.

GROUND FLOOR



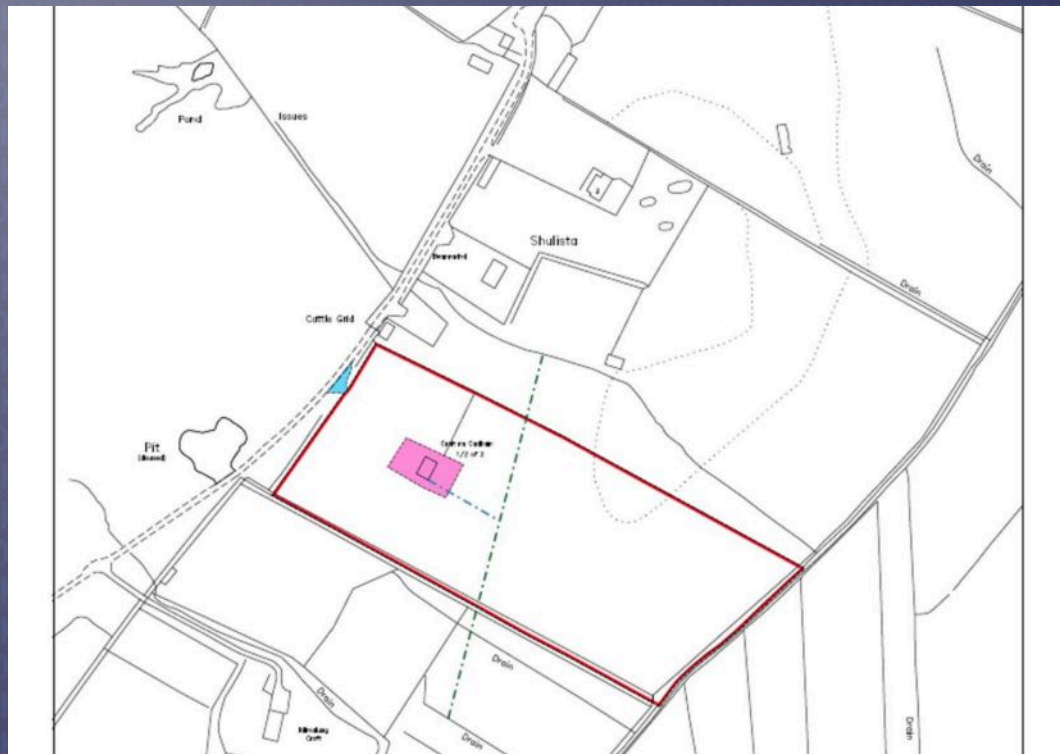
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		89
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		99
(81-91) B	92	
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
EU Directive 2002/91/EC		





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