



# The Isle of Skye Estate Agency

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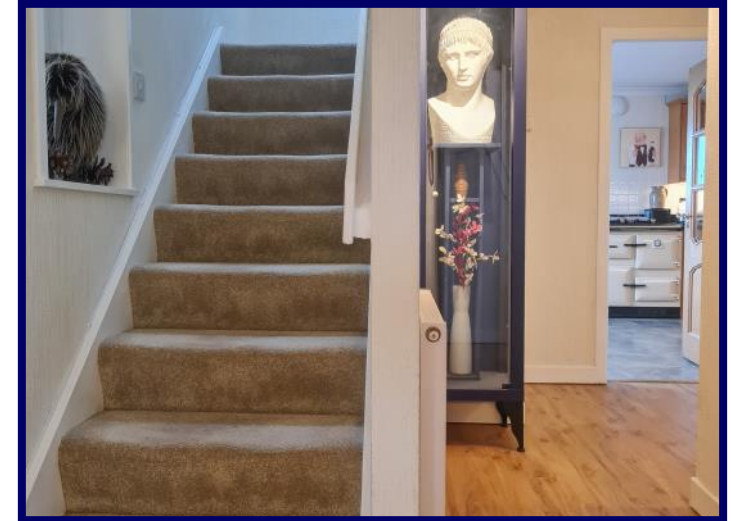
The Isle of Skye Estate Agency

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**Pencarrow, 3 Borneskitaig, Kilmuir, Isle of Skye, IV51 9YS.**

**Offers Over £350,000**

Large Detached House  
Four Bedrooms

Double Glazing and Oil Central Heating  
Private Garden Grounds

Stunning Views  
Walk-in Condition

## Description:

'Pencarrow' 3 Borneskitaig is a substantial, detached four bedroom property set within the friendly crofting township of Borneskitaig affording stunning views across Camus More Bay and The Minch towards The Outer Isles. Decorated in neutral tones throughout, 3 Borneskitaig, Kilmuir is a substantial detached property set within low maintenance garden grounds in a stunning position affording widespread sea views across Camus More Bay and The Minch towards the Western Isles. On a clear day you can also see all the way to the Cuillin Range. The original croft house has been extended, finished to a high standard and offers spacious accommodation throughout. The accommodation within is spread over two floors with the ground floor consisting of a welcoming entrance porch, lounge, sitting room, hallway, family bathroom, utility room, kitchen/diner, and family bathroom. There is a large annex/store room at one side of the property which houses a Finnish sauna and is an ideal area to store bikes, kayaks, paddleboards, etc. Two separate staircases lead to the upper floor where you will find three double bedrooms, a fourth single bedroom and two toilets & shower rooms. The property further benefits from full fibre broadband, UPVC double glazing, oil-fired central heating and Karndean flooring throughout the ground floor. There is a wood burning stove in the sitting room. In the annex/store room is a Harvia Finnish sauna offering the perfect place to de-stress. Externally the property is set within low maintenance, private garden grounds with private drive and ample parking for several cars to the front and side of the property. The garden has several areas in which to sit providing ideal spaces to follow the sun and watch the stunning sunsets. The garden also hosts a detached garage to the side of the property which has a power supply and an electric up and over door. 3 Borneskitaig provides a fantastic opportunity to purchase a stunning home and must be viewed to appreciate the beautiful setting and views on offer. Camus More jetty is approximately half a mile from the property and is the perfect spot to launch a boat or kayak and see the area from a different perspective.





# Room sizes

## Ground Floor

Entrance Porch 1.88m x 2.15m (6'02" x 7'00")

Hallway 2.19m x 8.13m (7'02" x 26'07") at max.

Lounge / Study 3.34m x 4.12m (10'11" x 13'02")

Sitting Room 3.64m x 4.02m (11'11" x 13'02") at max.

Bathroom 2.86m x 2.14m (9'04" x 7'00") at max.

Kitchen 3.39m x 4.79m (11'01" x 15'08").

Utility 1.80m x 1.89m (5'10" x 6'02").

Annex / Store Room 4.96m x 3.85m (16'03" x 12'07").

## First Floor (front)

Bedroom One 3.36m x 4.09m (11'00" x 13'05").

Bedroom Two 3.45m x 4.08m (11'03" x 13'04").

Shower Room 2.82m x 1.39m (9'03" x 4'06").

## First Floor (rear)

Bedroom Three 3.33m x 3.27m (10'11" x 10'08").

Fourth Single Bedroom 1.86m x 4.06m (6'01" x 13'04").





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## Services:

Mains water and electricity. Drainage to septic tank. Oil Central Heating.

**Council Tax:** Band E

## EPC Rating:

Band E

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate

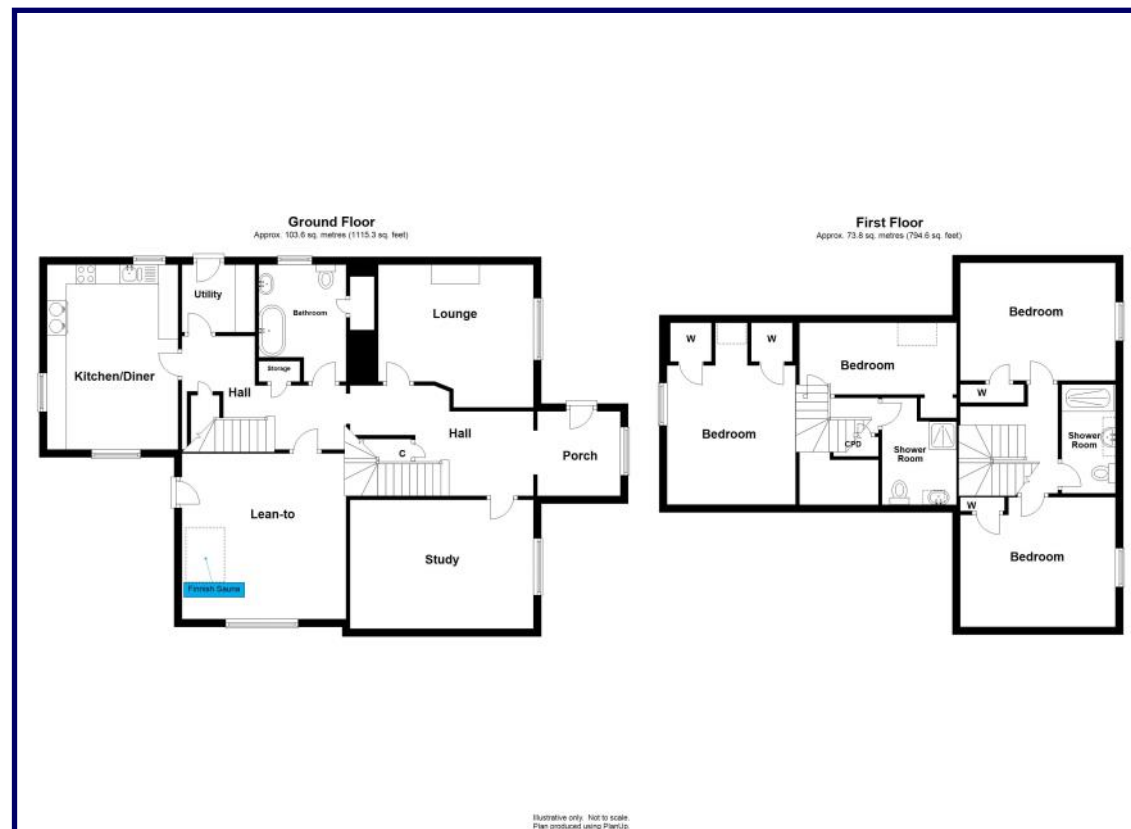
## Entry:

## Directions:

Heading north out of Uig you will pass through Linicro and Kilmuir before reaching Kilvaxter. Take the left turning signposted Camus More. Follow this road passed the ruined church and take the right hand fork. Pencarrow is situated on the left beyond the large agricultural shed. The property name is on the gate.

## Location:

Borneskitaig is a small, friendly community located within the coastal township of Kilmuir, just north of Uig. Facilities in Kilmuir include a primary school, village hall and church. Uig is just a short drive south and is the main ferry terminus with regular sailings to the outer isles of Harris & Lewis via Tarbert and the Uists' via Lochmaddy. Local services in Uig include a general store, petrol station, pub, bakery, primary schooling and the local Skye Brewery. More enhanced services including supermarket, many restaurants, banks, a cottage hospital and secondary school can be found in Portree, the island's capital some 20 miles south. It is also only a short distance to the heart of the Quiraing and the Trotternish Ridge and only a short drive to the north you have the ruinous Duntulm Castle.



It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.

## The Isle of Skye Estate Agency

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