



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



Ashfield, 14 Upper Breakish, Broadford, Isle of Skye, IV42 8PY

Offers Over £290,000

Detached House

6 Bedrooms (1 en-suite)

Substantial Garden Grounds

Generous Size Living Accommodation

Oil Fired Central Heating

Views Over Broadford Bay

Description:

Ashfield is an impressive detached six bedroom property located in the popular township of Upper Breakish, occupying a wonderful position boasting stunning views across the Inner Sound towards the Isles of Pabay, Scalpay and Raasay, the Cuillin mountain range and the Applecross hills.

Ashfield is a spacious six bedroom property set within generous garden grounds in a stunning position boasting widespread views. The property offers ample living space together with well-appointed bedrooms. The property is conveniently situated in Upper Breakish on the outskirts of Broadford and is only a short distance from all the amenities and facilities the village has on offer.

The generous accommodation within comprises of an entrance vestibule, hallway, rear hall, rear porch, lounge, kitchen/diner, dining room (bedroom six), three further bedrooms and shower room on the ground floor. The first floor hosts a landing, study, toilet and two bedrooms. The property further benefits from double glazing, oil fired central heating, sufficient floored attic space and ample built in storage throughout.

Externally the property is accessed via a private driveway from the township road and boasts beautiful spacious garden grounds hosting a number of established trees, shrubs and bushes. Additionally there is sufficient space for parking at the side of the property and two timber garden sheds to the rear.

Ashfield would make a wonderful home set in an enviable position with stunning views over the surrounding area and must be viewed to fully appreciate the setting on offer.



Room sizes:

Ground Floor:

Entrance Vestibule: 1.79m x 1.55m (5'10" x 5'01") at max.

Hallway: 5.96m x 2.42m (19'06" x 7'11") at max.

Rear Hall: 1.07m x 0.96m (3'06" x 3'01").

Rear Porch: 1.50m x 1.19m (4'10" x 3'10").

Lounge: 5.55m x 3.61m (18'02" x 11'10").

Kitchen/Diner: 4.50m x 3.57m (14'09" x 11'08").

Dining Room/Bedroom Six: 2.87m x 2.48m (9'05" x 8'01").

Bedroom One: 3.73m x 3.60m (12'02" x 11'09") at max.

En-Suite Shower Room: 2.17m x 0.81m (7'01" x 2'07").

Bedroom Two: 3.55m x 3.37m (11'07" x 11'00").

Bedroom Three: 3.61m x 2.58m (11'09" x 8'05").

Shower Room: 2.47m x 1.81m (8'01" x 5'11").

First Floor:

Landing: 5.54m x 2.41m (18'01" x 7'10") at max.

Bedroom Four: 4.69m x 3.87m (15'04" x 12'08").

W.C.: 1.93m x 0.87m (6'04" x 2'10").

Bedroom Five: 2.80m x 2.77m (9'02" x 9'00").

Study: 2.81m x 2.77m (9'02" x 9'01").





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Services:

Mains Water and Electricity. Drainage by way of septic tank. Oil fired central heating.

Council Tax:

Band D

EPC Rating:

Band E

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

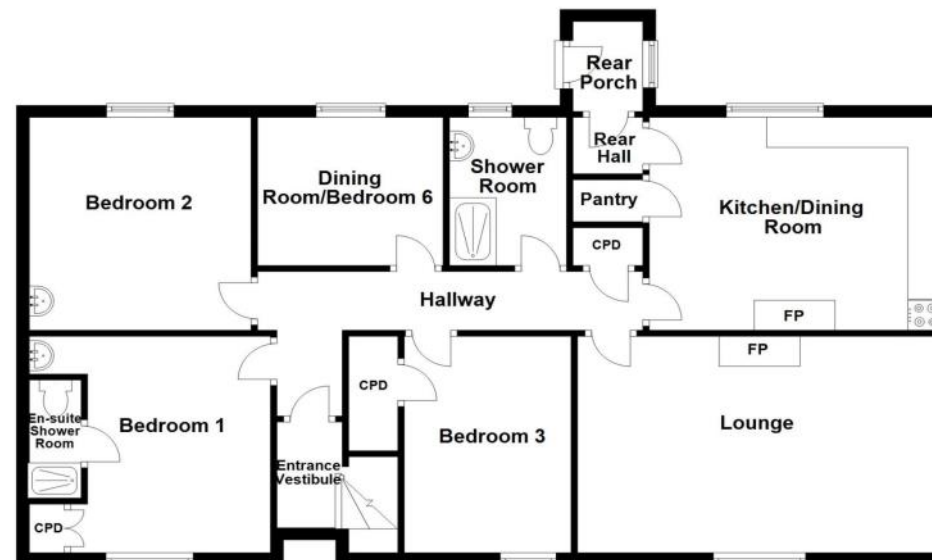
Entry:

By mutual agreement.

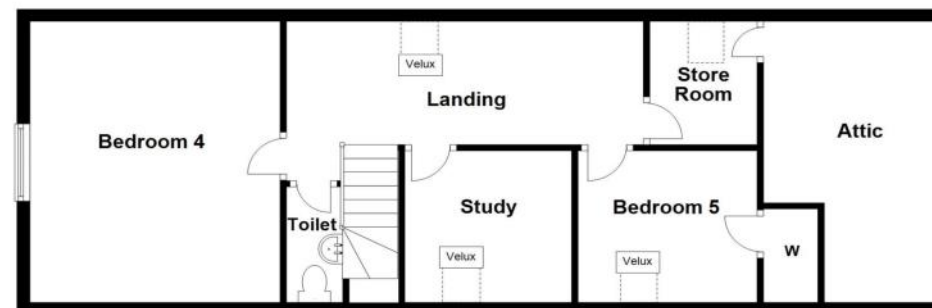
Directions:

From the A87 heading towards Broadford, Ashfield can be found on the left hand side approx. 350 yards after the narrow bridge. The property is signposted at the bottom of the driveway.

Ground Floor



First Floor



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

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.

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