



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



Sgeir Laith, Toads Croak, Letterfearn, Kyle, IV40 8HT.

Offers Over £435,000

Detached Property

Oil-Fired Central Heating

Quiet Area

Five Bedrooms

Sizeable Private Garden Grounds

Spectacular Loch & Mountain Views

Description:

Sgeir Laith is an immaculately presented five bedroom property located in the idyllic hamlet of Letterfean affording breathtaking widespread views across Loch Duich towards the Five Sisters of Kintail and Eilean Donan Castle.

Sgeir Laith is a well-maintained and tastefully decorated five bedroom property set within generous garden grounds located in a stunning waterside position boasting widespread loch and mountain views. The property benefits from a recently fitted conservatory to the front elevation from where stunning views can be afforded across Loch Duich.

The accommodation within is set out over two floors with the lower level comprising; entrance vestibule, conservatory, hallway, lounge, kitchen/dining area and two bedrooms (both en-suites). The staircase leads to a landing granting access to a W.C. and three additional bedrooms. The property further benefits from double glazing, oil fired central heating, a wood burning stove and ample built-in storage throughout.

Externally the property is set within stunning, spacious garden grounds which extend up to the rear of the subjects and are mainly laid to gravel and lawn with many established trees, shrubs and bushes. Sgeir Laith also benefits from a greenhouse, brick BBQ, garden pond, decking area and additional seating area from where you can enjoy the peaceful surroundings. There is a gravelled driveway to the front and side elevations which provides ample space for parking. The garden also hosts an attached garage with electricity supply, two timber sheds, polytunnels and a summerhouse to the rear boasting breathtaking panoramic views. From the garden grounds, extensive views over Loch Duich can be enjoyed together with the Five Sisters of Kintail peaks set in the distance. Views towards Eilean Donan Castle can also be afforded.

Sgeir Laith provides a fantastic opportunity to purchase a stunning home and must be viewed to fully appreciate the beautiful setting and views on offer.



Room sizes

Ground Floor:

Entrance Vestibule: 2.07m x 1.52m (6'09 x 4'11).

Conservatory: 5.11m x 4.35m (16'09 x 14'03) at max.

Lounge: 5.10m x 4.07m (16'08 x 13'04) at max.

Kitchen/Dining Area: 4.59m x 4.17m (15'00 x 13'08) at max.

Bedroom One: 4.19m x 3.48m (13'08 x 11'05) at max.

Jack & Jill Shower Room: 2.33m x 2.32m (7'07 x 7'07) at max.

Bedroom Two: 4.08m x 3.38m (13'04 x 11'01) at max.

En-Suite: 3.23m x 1.20m (10'06 x 3'11).

First Floor:

Landing: 3.14m x 2.49m (10'03 x 8'01) at max.

Bedroom Three: 5.49m x 5.27m (18'00 x 17'03).

Bedroom Four: 4.42m x 2.96m (14'06 x 9'08) at max.

Bedroom Five: 4.42m x 2.21m (14'06 x 7'03).

W.C.: 2.03m x 1.48m (6'07 x 4'10).





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Services:

Mains water & electricity. Drainage by way of private septic tank. Oil-fired central heating.

Council Tax: Band E

EPC Rating:

Band D

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

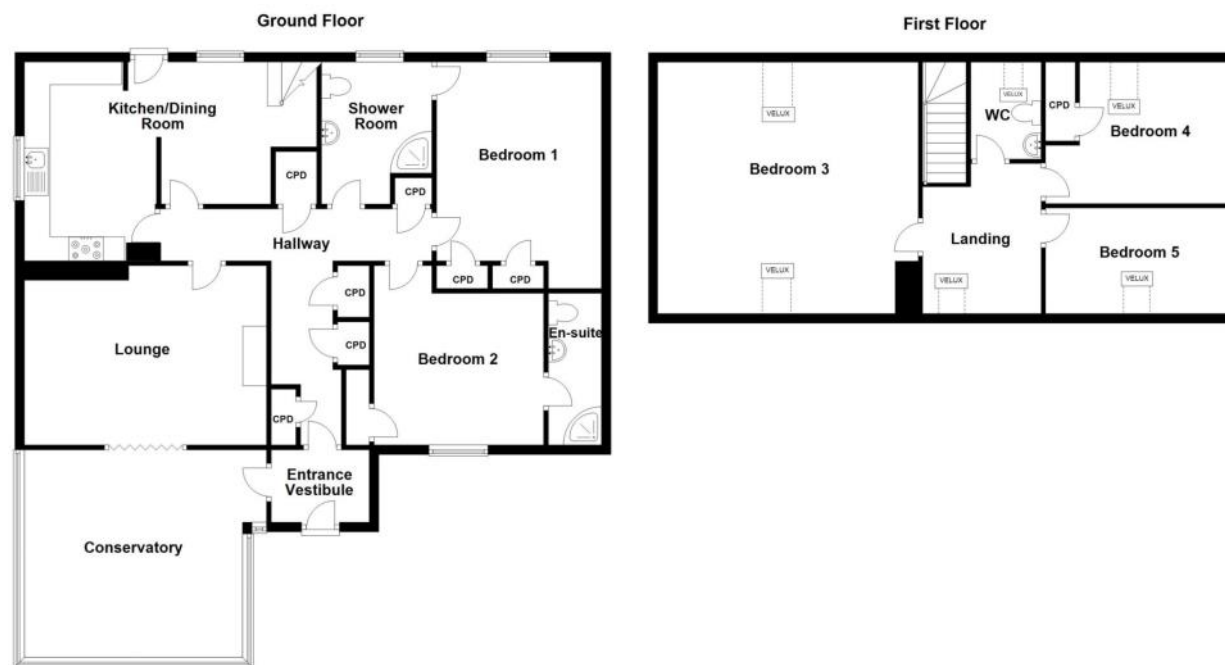
Entry:

By mutual agreement.

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Directions: From the A87 at Shiel Bridge take the road towards Glenelg (ferry terminal), after 1 mile take the right turning signposted to Letterfearn. Follow the road for some 3 miles and the property is located on the left hand side with a hedge surround and private driveway.

Location: The area is an excellent base for outdoor pursuits with many coastal and mountain walks, climbing and water sports which also provide the opportunity to spot a host of local wildlife. Letterfearn is located approximately 5 miles from Sheil Bridge at the foot of the majestic '5 Sisters' of Kintail mountain range where you will also find a shop and nearby hotel. Primary schooling is available in Inverinate with secondary schooling in Plockton. Kyle of Lochalsh is the nearest main village some 21 miles away and here you will find full services expected of a thriving area including a supermarket, selection of shops, restaurants and bars, banks, petrol station, plus facilities of a modern medical centre, dental surgery, swimming pool and gymnasium. A regular bus and train service operates from Kyle providing easier access to Inverness, the capital of the Highlands.



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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