



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



Sleepy Hollow, Ullinish, Isle of Skye, IV56 8FD

Spacious Detached Property
Three Bedrooms (3 en-suite)

LPG Central Heating & Double Glazing
Private Garden Grounds

Loch Views
Rural Location

Offers Over £265,000

Description:

Sleepy Hollow is a large, detached three bedroom (all en suite) property in the tranquil township of Ullinish on Skye's beautiful west coast. Set within extensive garden grounds, stunning views are afforded towards Loch Bracadale and beyond.

Sleepy Hollow is a generously proportioned detached three double bedroom (all en suite) property in a peaceful location affording beautiful views towards Loch Bracadale and beyond. The spacious property is ideally suited to be a family home and is sited down a shared track from the main township road.

The accommodation within comprises of; entrance porch, hall, kitchen, utility, W.C., lounge/diner, and two large store rooms on the ground floor. Upstairs are three en suite double bedrooms and a study. The property benefits from double glazing throughout and LPG central heating. A generator is also connected to the property and provides energy in the event of a power cut.

Externally, the property is set within extensive, secure garden grounds extending to approximately 1 acre, or thereby (to be confirmed by title deed) with 2 ponds providing a habitat for wildlife. Mainly laid to grass there is plenty of opportunity to create a beautiful, peaceful oasis amongst the trees planted by the previous owner. Views towards Loch Bracadale and the Cuillins are afforded from the garden. Parking is provided to the front and side of the property. Although in need of modernisation the property will make a lovely family home and really must to be viewed to fully appreciate the offering.



Room sizes

Ground Floor

Entrance Lobby

2.38m x 1.41m (7'09" x 4'07").

Hall

3.12m x 4.36m (10'02" x 14'03").

Kitchen

3.11m x 4.36m (10'02" x 14'03").

Lounge / Dining Room

3.49m x 6.37m (11'05" x 20'10").

Utility Room

1.75m x 2.19m (5'08" x 7'02").

Cloakroom

0.80m x 1.76m (2'07" x 5'09").

Store Room / Workshop

Room One: 3.14m x 5.53m (10'03" x 18'01").

Room Two: 3.16m x 3.40m (10'04" x 11'01").

First Floor

Study

1.83m x 2.98m (6'00" x 9'09").

Bedroom One

4.54m x 2.84m (14'10" x 9'03").

En Suite

2.24m x 3.47m (7'04" x 11'04").

Bedroom Two

3.14m x 4.69m (10'03" x 15'04").

En Suite

1.46m x 0.91m (4'09" x 2'11").

Bedroom Three

3.11m x 4.67m (10'02" x 15'04").

En Suite

1.87m x 1.87m (6'01" x 6'01").





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Services:

Mains water, electricity and drainage. LPG 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 Agency.

Entry:

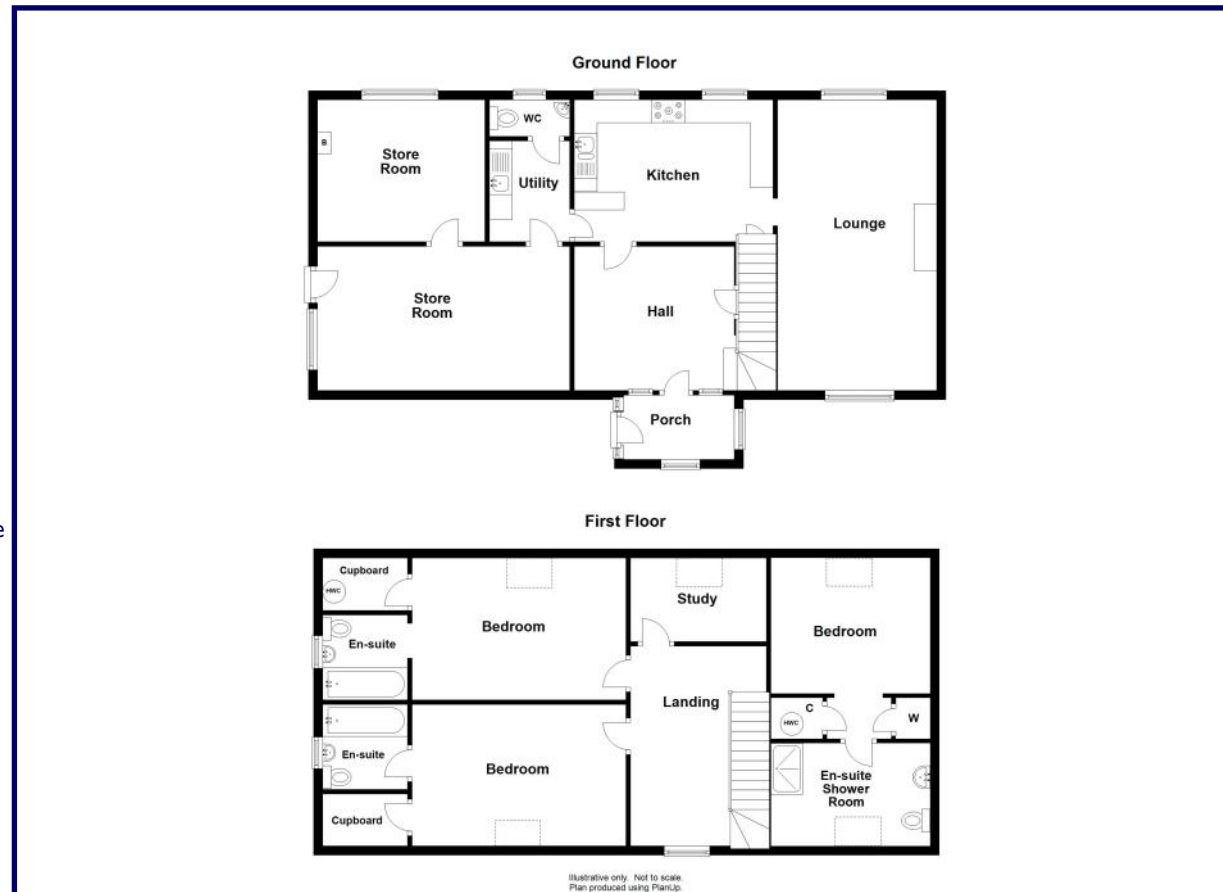
By mutual agreement.

Directions: what3words:///aimlessly.zoned.divisible

From Portree take the B885 towards Struan and continue on this road, at the junction turn right onto the A863 to Dunvegan. Continue on this road and take the left hand turn for Ullinish located just before Dun Beag Broch. Continue on the township road and when you reach Ullinish House do not turn right. Continue straight ahead and Sleepy Hollow is the property at the end of the track.

Location:

Ullinish is a quiet crofting township located on the west coast of the island approximately half way between Sligachan and Dunvegan. Struan, about a mile away, is a thriving crofting township with a good community spirit there is post office, grocery store, second hand book store with cafe and outdoor clothing business. Dunvegan is located some 9 miles to the north with facilities including shops, restaurants, bakers and doctor's surgery. Portree, the islands capital is just 12 miles away benefits from a selection of shops including supermarkets, hotels, restaurants, leisure facilities, a modern medical centre and cottage hospital and secondary school.



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Portree Office: Bridge Road

Portree
Isle of Skye
IV51 9ER
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV54 8RD

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.