



28 Fiskavaig

Carbost, Isle of Skye

A spectacular croft located on the west coast of the Isle of Skye, approximately 33.06 acres (13.38 ha) in total

A charming lodge-style property set in a breathtaking position on the Isle of Skye, with far-reaching views across the surrounding dramatic landscape. There are extensive grounds with outbuildings, including a large barn, summerhouse and pod.



FAMILY ROOM



**2 BEDROOMS & 2
ATTIC ROOMS**



1 BATHROOM



**GENERAL
PURPOSE
SHED**



**APPROX.
33.06 ACRES**



FREEHOLD



RURAL



1,345 SQ FT



**OFFERS OVER
£495,000**



The Property

28 Fiskavaig comprises a diverse coastal croft located in a stunning situation on the Isle of Skye. The property includes an attractive timber constructed larch clad house, built in 2009, which is set under a painted red corrugated metal roof. Internally the house has accommodation set out over two floors comprising an attractive open plan kitchen and dining area, family room, two bedrooms and bathroom. On the first floor there are two attic rooms currently used as bedroom accommodation. The house boasts a large timber veranda and also has an EV charger installed. Located in an elevated position to the west of the house is a timber-built summerhouse. In addition, there are two pod sites on the property (Highland Council planning ref: 24/00753/FUL). One site has a newly erected pod with a kitchen/living area, bedroom and shower room. There is further opportunity for expansion of the second site subject to the necessary consents.

The property is powered and heated primarily by a 6kW wind turbine and an 11kW woodburning stove.

Similarly, the EV charger is powered by the wind turbine when generating.

The owner-occupied croft land extends to approximately 33.06 acres (13.38 ha) and comprises a block of coastal grazing ground lying from sea level to 50m above sea level and bounding onto Fiskavaig Bay. The land enjoys far reaching views to South Uist in the Outer Hebrides to the west and Macleod's Tables to the north west. A timber-built wildlife hide has been constructed on the hill ground to enjoy the stunning seascape views.

To the south east of the house is a large modern general purpose shed with a concrete floor, currently used as an indoor climbing gym. Attached to the shed is a lean-to for livestock. There is a 6kW wind turbine, installed in 2013, generating approximately 14,000 kWh per annum resulting in a net income of approximately £4,500 per annum. The FIT contract expires in 2033 and will be transferred to the new owners.







Crofting

Aside from the house, the entire property is subject to crofting tenure (owner occupied croft). The owner of 28 Fiskavaig also benefits from a share in the North Talisker common grazings (further details from the selling agents).

Purchasers should satisfy themselves with regards to the rules surrounding owning croft land. For enquiries please contact the Crofting Commission- www.crofting.scotland.gov.uk

Location

The settlement of Fiskavaig lies in a stunning position on the Isle of Skye, overlooking Fiskavaig Bay with spectacular views towards the north of the island. Various local amenities and facilities can be found in Carlost or in Portree. The Isle of Skye is one of the UK's most beautiful and dramatic landscapes, with the rugged Cuillin Hills and famous sites such as the Old Man of Storr providing plenty of stunning walking, climbing and cycling routes.

Sporting Rights

Included in the sale insofar as they are owned.

Timber and Minerals

All standing timber and fallen timber and mineral rights are included in the sale insofar as they are owned.

Rights of Way and Access

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and wayleaves, all or any other like rights, whether mentioned in these particulars or not. The purchaser will be held to have satisfied themselves as to the nature of all such servitude rights and others.

Prospective purchasers should be aware that members of the public have a general right of responsible access to most parts of the Scottish countryside.



Distances

- Carlost 4.5 miles
- Portree 21 miles
- Broadford 28 miles
- Inverness 115 miles

Nearby Stations

- Kyle of Lochalsh 37 miles

Key Locations

- Old Man of Storr
- Quirang
- Dunvegan Castle
- Talisker Distillery

Nearby Schools

- Carlost Primary School
- Bun-sgoil Ghàidhlig Phort-Rìgh
- Portree High School

Basic Payment Scheme

Entitlements included within the sale. Further details from selling agents.

Farm Code

The land is currently registered by the Scottish Government Rural Payments and Inspections Directorate (SGRPID).

Planning

Prospective purchasers are advised that they should make their own enquiries of the local planning authority - www.highland.gov.uk

Viewings

Strictly by appointment with the selling agents. Strutt & Parker (Tel: 01463 719171).







FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. diq/8653441/GBR

Floorplans

House internal area 1,345 sq ft (125 sq m)
 For identification purposes only.

Directions

Post Code: IV47 8SN
 what3words: ///stormy.permit.uplifting

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity and water, private drainage to septic tank (SEPA Registered). Central heating is provided by an 11kW woodburning stove with back boiler plus x2 3kW immersion heaters powered directly by the wind turbine when generating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

EPC Rating: C

Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale. Further items may be available subject to separate negotiation, including the climbing wall.

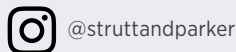
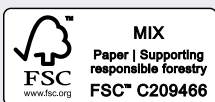
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Inverness

Castle House, Inverness, IV2 6AA

01463 719171

inverness@struttandparker.com
 struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

