

Calath, 7 Carbostbeag, Carbost,
Isle of Skye



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A striking contemporary residence designed to frame breathtaking panoramic views over Loch Harport and the rugged Cuillin mountain range, situated in a tranquil elevated position on the iconic Isle of Skye.

The property

Calath is an architecturally designed home, by Dualchas Architects, that perfectly balances minimalist modern aesthetics with the raw beauty of its Highland setting. Featuring crisp white render, warm timber cladding, and expansive glazing, the property offers 1,680 sq ft of light-filled living space. The interior is defined by clean lines, high-quality finishes, and a neutral palette that allows the dramatic surrounding landscape to take centre stage.

The ground floor layout is designed for seamless modern living. The heart of the home is a spacious open-plan kitchen and dining area, fitted with sleek cabinetry and integrated appliances. Large sliding glass doors open from here onto a timber deck, blurring the lines between indoor and outdoor entertaining. Adjacent is the dual-aspect sitting room, a serene space featuring a minimalist multi fuel stove set on a polished black granite hearth and a spectacular picture window that perfectly frames the Cuillin mountain range. The ground floor also includes a generous principal bedroom with a contemporary en suite bathroom, and a practical utility room.

On the first floor, a bright landing leads to a versatile study or reading area, illuminated by a striking bank of skylights. This level provides two further well-proportioned bedrooms, both of which benefit from the elevated vistas, served by a stylishly appointed family shower room.

The property occupies an enviable hillside plot, approached via a sweeping private driveway that provides parking for multiple vehicles and leads to a substantial detached garage. The garden is primarily laid to lawn, blending naturally into the surrounding moorland. The raised timber decking provides a magnificent vantage point for taking in the sunrises and sunsets over the water and the Cuillin mountains, offering a unique sense of peace and privacy.

The property has been run as a successful holiday let for 18 years

1,680 sq ft 156 sq m) | Freehold
1 reception room | 3 bedrooms
2 bath/shower rooms | Garage | Approx. 0.5 acres

Offers Over £540,000

Location

Calath is situated in Carbostbeag, a small crofting settlement close to Carbost on the Isle of Skye, within one of the island's most scenic coastal settings on the shores of Loch Harport. Carbost, a short distance away, provides local amenities including a medical centre, community owned shop, café, vibrant pub, which hosts regular live music and primary school, as well as the well-known Talisker Distillery and Visitor Centre. There is a pier and a slipway for nautical activities. More extensive services can be found in Portree, the island's principal town, which offers a wider range of shops, restaurants and schooling. The area is well regarded for schooling, with primary provision in Carbost and secondary education available at Portree High School.

Transport links include regular bus services connecting Carbost with Portree and other parts of Skye, while the island is accessed via the Skye Bridge to the mainland, providing onward road connections to Inverness and the wider Highland region. Ferry services also operate from nearby ports such as Mallaig to the mainland, offering additional travel options.

Postcode region: IV47

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), oil-fired central heating with under floor heating to ground floor and radiators to upper floor.

Council Tax: Band E

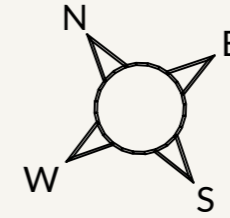
EPC Rating: C

Fixtures & Fittings: White goods and window coverings will be included in the sale, further items may be available subject to separate negotiation.

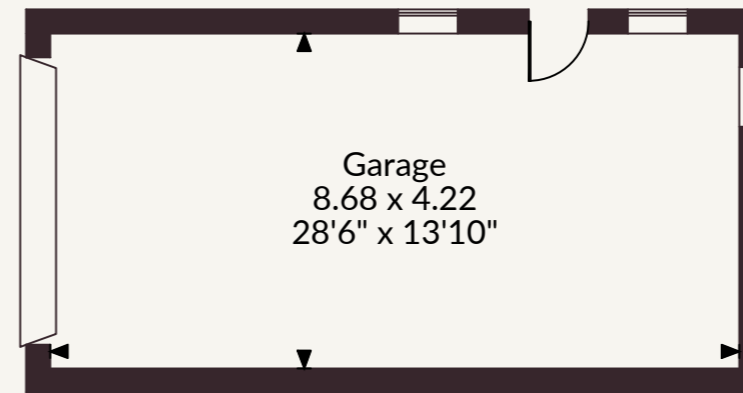
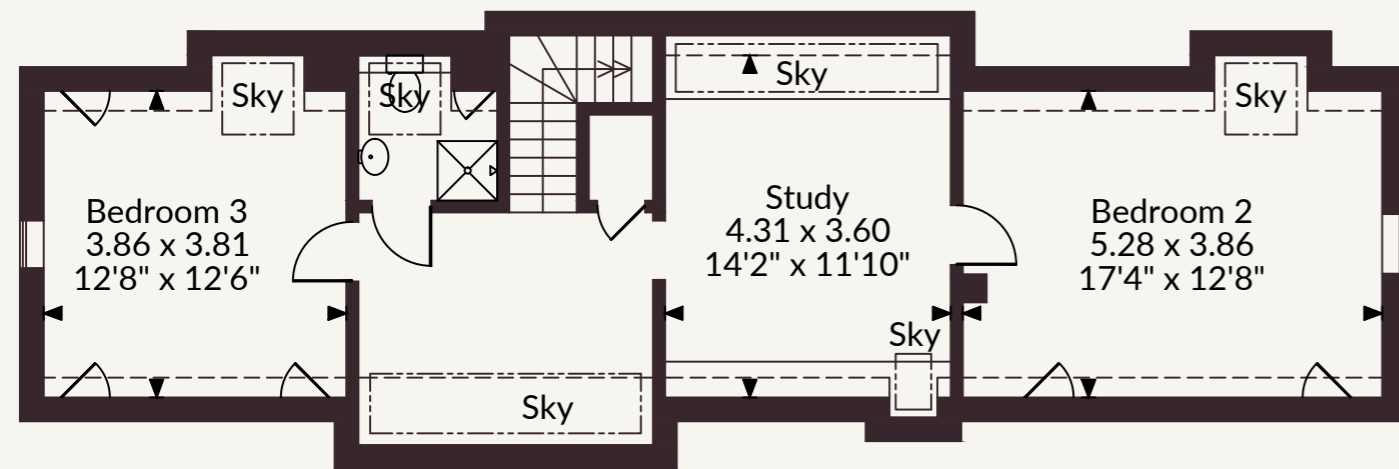
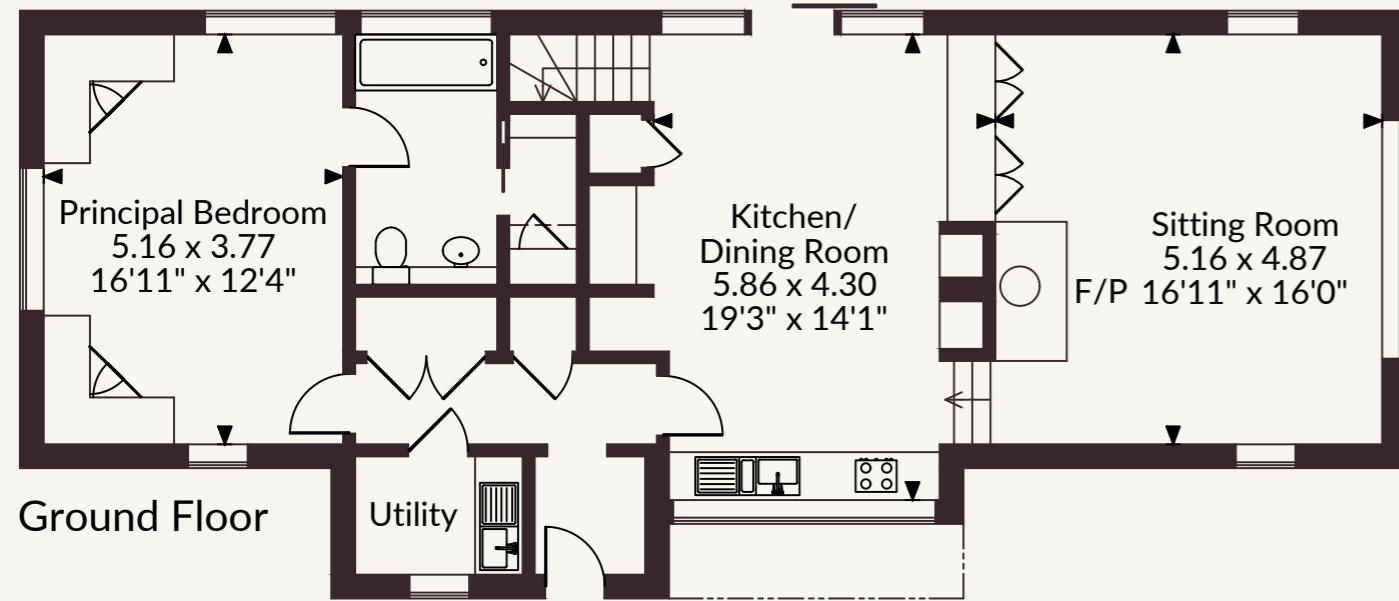
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Calath, Carbstobeg, Carbstob, Isle of Skye
 Main House internal area 1,680 sq ft (156 sq m)
 Garage internal area 394 sq ft (37 sq m)
 Total internal area 2,074 sq ft (193 sq m)



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First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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