




# Old Blackhouse


Bayhead, Isle of North Uist





# A one-bedroom cottage with the potential for renovation or development, in a picturesque yet accessible setting


A traditional detached cottage in need of modernisation, offering scope for extension or redevelopment subject to the necessary consents. Situated in the quiet village of Bayhead on the rugged Isle of North Uist, the property enjoys an elevated, secluded position with panoramic views across the bay and the surrounding hills.


**1 RECEPTION ROOM**


**1 BEDROOM**


**1 BATHROOM**


**GARDEN SHED**

**COASTAL**

**FREEHOLD**

**RURAL/ VILLAGE**

**605 SQ FT**

**OFFERS OVER £75,000**



## The Property

Old Blackhouse cottage is set in a truly remote position on the western side of the beautiful Isle of North Uist in the Outer Hebrides. The property presents an exceptional opportunity to create a distinctive holiday let or a comfortable family home in a stunning coastal setting, beside the sheltered waters of Bàl a' Chaolais bay.

Internally the cottage accommodation is across a single level, comprising a sitting room with a traditional fireplace, a kitchen, one bedroom, and a bathroom. There is significant scope for redevelopment: the existing footprint could be modernised to create a cosy, characterful retreat, or, subject to the necessary consents, the property could be extended to form a larger, more versatile residence. This combination of location, charm, and potential makes Old Blackhouse an ideal project for those seeking a unique island retreat or holiday escape on the rugged Outer Hebrides.

## Outside

The cottage sits within a fenced plot, surrounded by open land, with views across the water and just a few yards from Bayhead's primary school and village shop. Its elevated south-east facing position allows sweeping vistas across the bay and surrounding hills, combining a sense of seclusion with convenient access to the village's amenities.





## Location

Bayhead is a small settlement on the Isle of North Uist offering day-to-day amenities including a village shop with Post Office and petrol station. The local primary school, Sgoil Uibhist a Tuath, provides Gaelic-medium education for children from nursery through to the end of primary years. The area is renowned for its unspoiled landscapes, coastal walks, and abundant wildlife, offering a sense of tranquillity rarely found elsewhere. Bayhead is served by the main A865 road and local bus services, with ferry connections from Lochmaddy to the mainland and inter-island routes providing wider transport links.

## Distances

- Lochmaddy 11 miles
- Balivanich (Benbecula) 19 miles
- Lochboisdale (South Uist) 42 miles

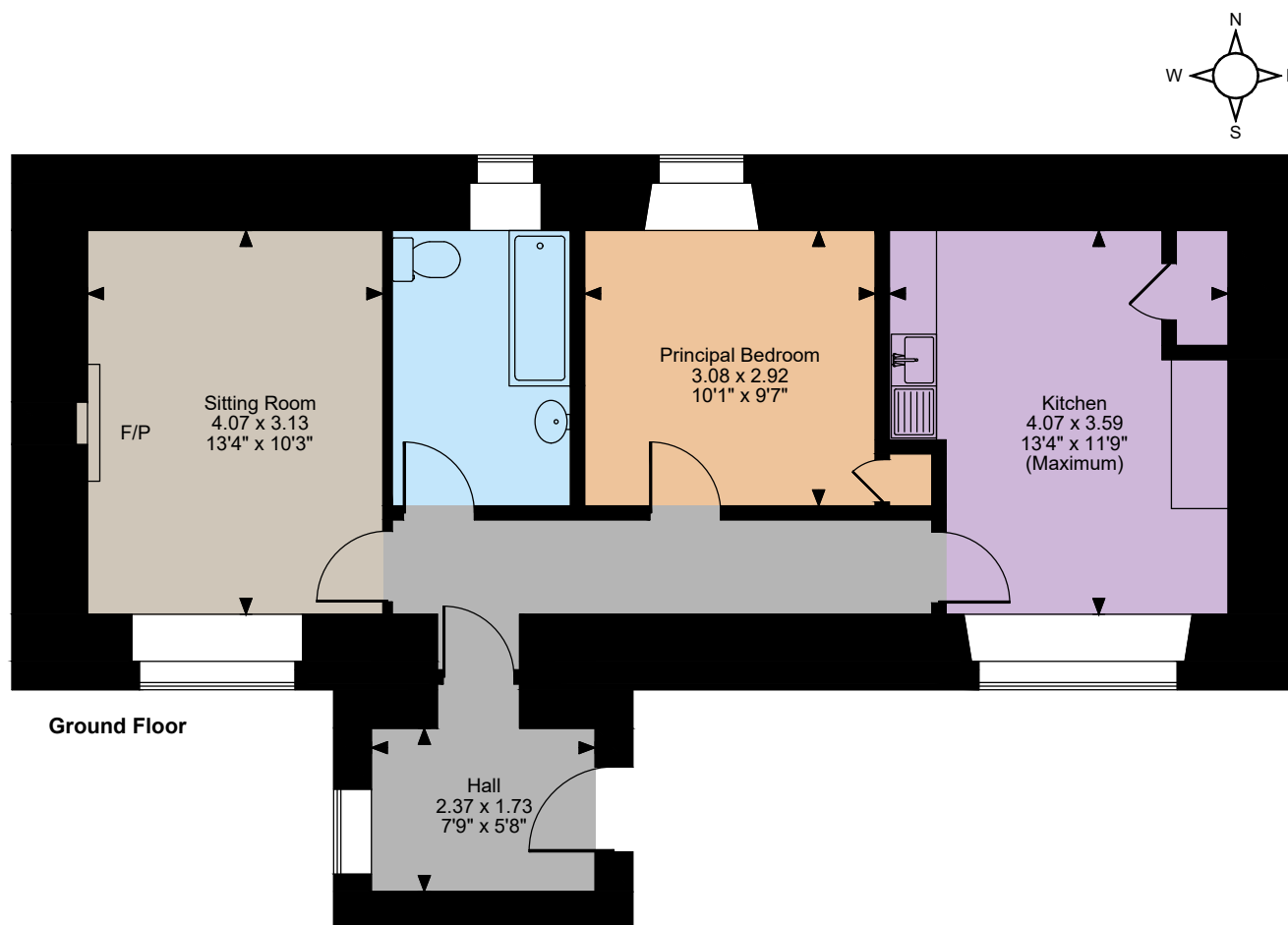
## Key Locations

- Tràigh Udal Beach, North Uist
- Tràigh Hosta Beach, North Uist
- Lochmaddy, North Uist

## Nearby Schools

- Sgoil Uibhist a' Tuath (North Uist Primary School), Bayhead
- Sgoil Lionacleit, Benbecula





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

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## Floorplans

House internal area 605 sq ft (56 sq m)

For identification purposes only.

## Directions

HS6 5DX

what3words: ///melt.backtrack.penny

## General

**Local Authority:** Comhairle nan Eilean Siar (Western Isles Council)

**Services:** Mains water, electricity and waste. Heating via electric storage heaters.

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

**Council Tax:** Band A

**EPC Rating:** G (11)

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

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

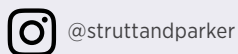
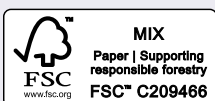
## Inverness

Castle House, Inverness, IV2 6AA

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