

Husabost House

by Dunvegan, Isle of Skye



A spectacular coastal residential property
located at the north-west of the Isle of Skye
enjoying exceptional views to the Cuillin
Mountains and the Outer Hebrides

Husabost House, by Dunvegan, Isle of Skye

Inverness 133 miles, Inverness Airport 140 miles, Edinburgh 255 miles

Features:

Husabost House
(Grade-C listed house in need of complete refurbishment,
upgrading and modernisation)

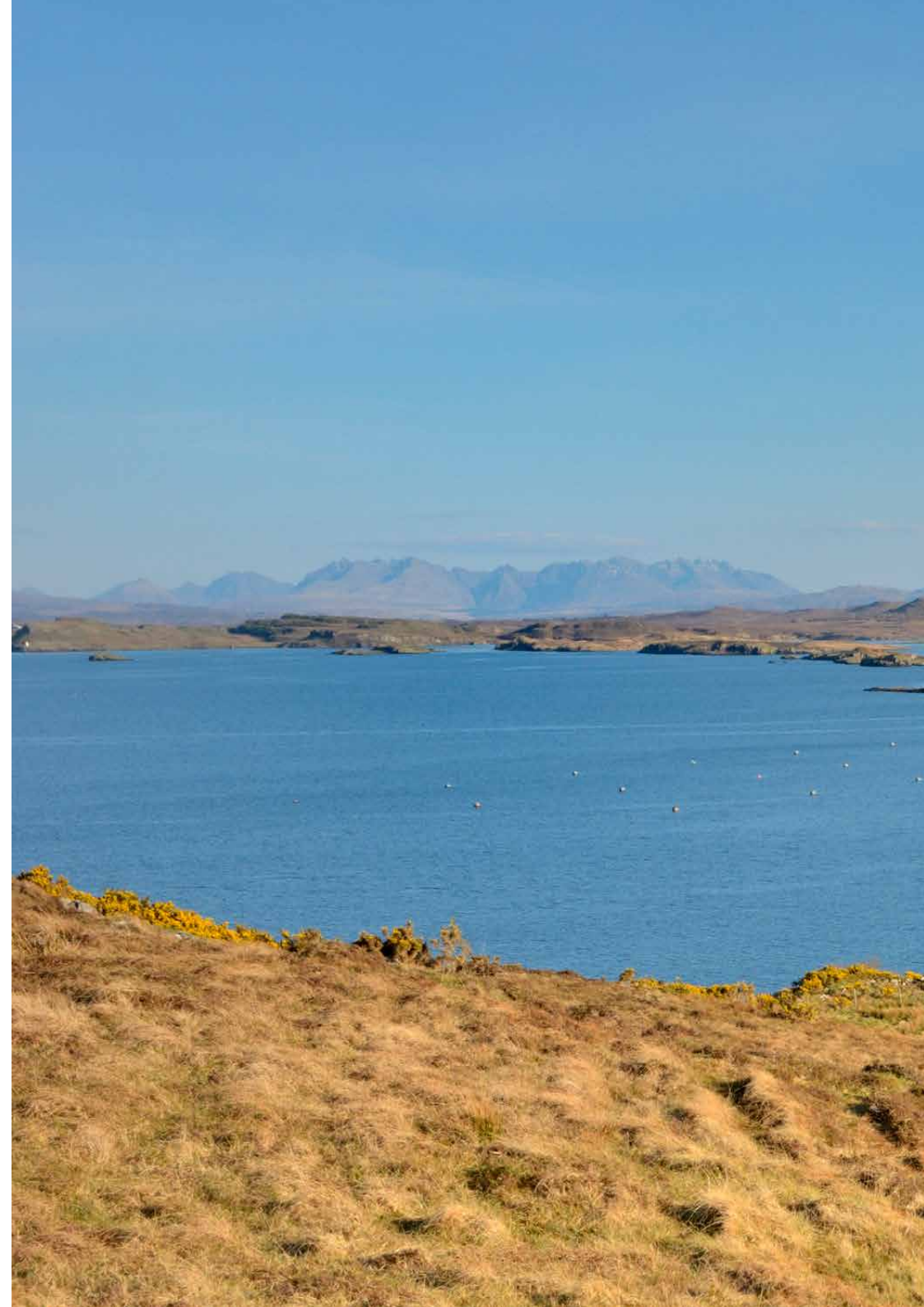
Husabost Home Farm

Sea frontage

Development opportunities

About 64.27 Acres (26.01 Ha) in total

For sale as a whole





Situation

Husabost House is located at the North West end of the Duirinish Peninsula on the Isle of Skye.

The Duirinish Peninsula is approximately 8 miles long and is situated between Loch Dunvegan and Loch Bracadale in the North West of the island. The peninsula contains the villages Colbost, Borreraig, Glendale, Skinidin, Galtrigall and Totaig, whilst the principal settlement within the area is Dunvegan located on the east shore of Loch Dunvegan. The Peninsula is dominated by the hills known as Macleod's Tables (or in Gaelic, Healabhal Mor and Healabhal Bheag), which are 1,539 feet and 1,609 feet respectively. Dunvegan Head is the north of the peninsula and Idrigill is the southern point. The coastline is dramatic with the large cliffs dominating the north and west coasts and the famous Macleod's maiden sea pinnacles at the southern end.

In terms of services, Dunvegan has a range of hotels, restaurants, grocery stores a bakery and primary school together with the popular tourist attraction of Dunvegan Castle which has been the seat of the Clan Macleod since the 1200s and reputedly the oldest inhabited castle in Scotland.

The largest settlement on Skye is Portree which has a good range of local services and amenities, such as a swimming pool, restaurants, cafés, schools, shops and hotels. There is also a commercial zone with companies serving trades with building materials, electrical and plumbing equipment, home furnishings etc.

The City of Inverness provides a full range of commercial, educational, recreational, retail and transport facilities, including Inverness Airport, 9 miles east of the city, which provides frequent flights to domestic and international destinations. Inverness also has good public transport links and bus and rail connections.

Husabost House

Husabost House is a 2 ½ storey Lairds House located in private coastal setting on the western shore of Loch Dunvegan. The house (which is in need of complete internal refurbishment, upgrading and modernisation) is grade C listed by Historic Scotland and occupies a commanding shore side site facing to the south and east and with easy sea access and frontage. Also included in the listing reference are the walled garden and the gate pillars at the entrance. The house is approached from the main road via a private driveway which is tree lined.

The original house dates from the late 1700s with further additions in the 1800's. The house is of 2 ½ storeys with the main walls being of solid stone construction, rendered externally with a whitewash finish. The roof is traditional timber frame covered in pitched slate covering. The windows are traditional sash and case being a mixture of new UPVC windows and the older wooden frames.





Floorplans for Husabost House



Approximate Gross Internal Area*:

Main House internal area 4,633 sq ft / 430 sq m

Garage internal area 269 sq ft / 25 sq m

Boat House internal area 390 sq ft / 36 sq m

Total internal area 5,292 sq ft / 492 sq m

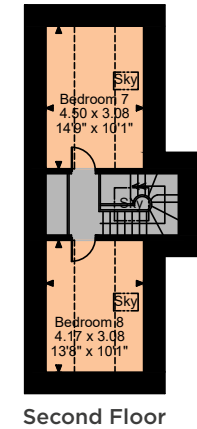
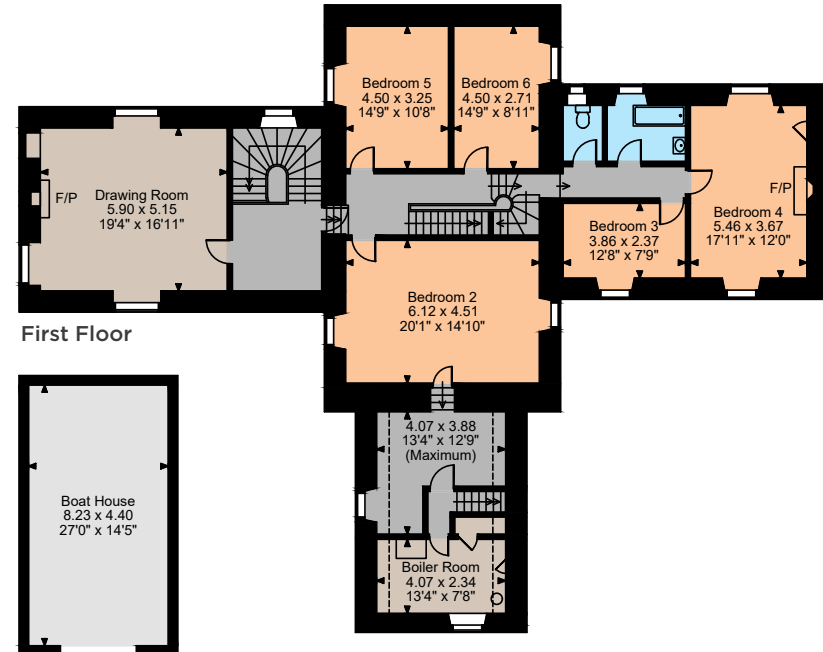
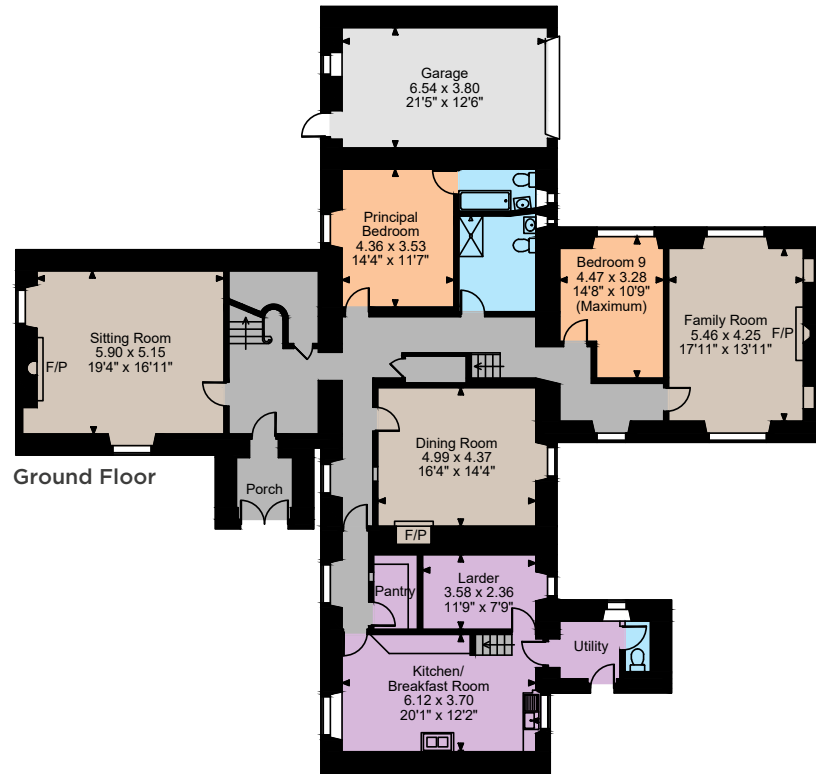


Illustration for identification purposes only.
Not to scale.

*As defined by RICS - Code of Measuring Practice.



Internally the gross area extends to approximately 4,600 sq.ft and provides extensive accommodation which can be summarised as follows:

Ground Floor: Porch, Sitting Room, Principal Bedroom, Dining Room, Bathroom, 2 x WC, Bedroom 2, Family Room, Larder, Kitchen/ Breakfast Room.

First Floor: 5 Bedrooms, Bathroom, Drawing Room.

Second Floor: 2 Bedrooms.





Outbuildings, Gardens & Grounds

The surrounds of the house are the sea frontage immediately over the sea wall at the front of the house and the former walled garden to the rear. To the north of the house is a stone and slate boathouse and stone and slate stable building. The drive is tree and shrub lined and amenity wooded area either side of the driveway and surrounding the walled garden.



Husabost House - Home Farm

The area known as home farm comprises in-hand land and buildings (non crofted), approximately 64.27 acres (26.01 Ha) surrounding Husabost House comprising a mixture of farmland together with farmbuildings, and remains of a derelict church.

Farm Land

The land comprises a mixture of permanent pasture and rough grazings ranging in height from sea level to approximately 80 metres above sea level. The land between the public road and the shore is generally east facing with areas of pasture suitable for fodder crops.

Farm Buildings

The farm buildings are situated around 200m to the north of the Husabost House access and lie adjacent to the public road. The farm buildings comprise two traditional stone farm buildings which now comprise a single pitched fibre cement under a corrugated asbestos roof for some livestock accommodation.





General Information

Method of Sale: For sale as a whole.

Designations/Listings: We note from Naturescot 'Sitelink' website and Historic Scotland designations map, and note that the estate is designated as follows:

Special Area of Conservation – Inner Hebrides and Minch

Nature Conservation MPA – Sea of the Hebrides

Husabost House, walled garden and gate piers – Grade C listed

Local Authority:
Highland Council
Glenurquhart Road
Inverness
IV3 5NX
Tel: 01349 886606
www.higland.gov.uk

Council Tax: Band G

EPC: Band G

Services: Mains water, mains electricity, private drainage (SEPA registered).

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

Rights of Way and Access: Prospective purchasers should be aware that, as a result of the freedom of access to the countryside introduced by the Land Reform (Scotland) Act 2003, members of the public have the right of responsible access to most parts of the Scottish countryside.

Nature Scot:
The Links
Golspie Business Park
Golspie
Sutherland KW10 6UB

SGRPID:
Longman House
28 Longman Road
Inverness
IV1 1SF
Tel 01463 234141
SGRPID.Inverness@scotland.gsi.gov.uk

Forestry:
Forestry Commission Scotland
Highlands & Islands
Conservancy Woodlands
Fodderty Way
Dingwall
IV15 9XB
Tel: 0300 067 6950
highland.cons@forestry.gov.sco

Timber: All standing and fallen timber, insofar owned, is included in the sale.

Mineral Rights: As far as they are owned, the minerals are included in the sale.

Sporting Rights: The sporting rights are in hand.

Travel Directions:
Postcode: IV55 8ZY
What3words:
///crust.comb.unearthly

From the Skye Bridge travel north on the A87 through Broadford to Sligachan where a left turn is taken onto the A863 through Struan. Just prior to entering Dunvegan turn left onto the B884 and follow this road (single track with passing places) through Skinidin and Colbost where a further right turn is taken



which is signposted Husabost and after approximately 2 ½ miles the entrance to Husabost House is found on the right hand side.

Closing Date: A closing date for offers may be fixed. The sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Asking Prices: Offers over £975,000

Offers: Offers should be submitted in Scottish legal form to the selling agents. Strutt & Parker, 9-11 Bank Lane, Inverness, IV1 1WA, euan.maccrimmon@struttandparker.com. Prospective purchasers are advised to formally register their interest in writing with the selling agents following inspection.

Financial Guarantee/ Anti Money Laundering: All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or appropriate form of reference from a bank which gives the sellers the satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price. In addition, the offerer must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation.

Solicitors:
Lindsays
100 Queen Street
Glasgow
G1 3DN.
T0141 221 6551
E. lornamckay@lindsays.co.uk

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and Safety: Interested parties when viewing should bear in mind the remote location of the property and also the terrain when viewing.
Plans, Areas and Schedules: These are based on the Ordnance Survey and Title Deeds and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Note: If you require this publication in an alternative format, please contact Strutt & Parker on 01463 719171.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the sellers reserve the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not

avoid payment of the foregoing rate of interest. In the event of the purchaser failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the sellers shall be entitled to resile from the contract. The sellers in that event reserve the right to resell or deal otherwise with the subjects of sale as they think fit. Furthermore, they shall be entitled to retain in their hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchaser's failure and in the event of the loss being less than the amount of the said deposit the sellers shall account to the purchaser for any balance thereof remaining in their hands.

2. The subjects will be sold subject to all rights of way, rights of access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The sellers shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the sellers and the purchaser as at the said date of entry.

Husabost Estate, Isle of Skye

Total area (26.01 ha / 64.27 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

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