



Lion House

Harrapool, Broadford, Isle of Skye

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& PARKER**

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A well-presented detached property in a stunning Isle of Skye setting, with additional accommodation.

An attractive detached home with comfortable, flexible living space and additional accommodation which houses two self-contained flats. Set in a stunning position beside Broadford Bay on the magnificent Isle of Skye, the property enjoys beautiful views across the water.



2 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



CONVERTED CHURCH



GARDEN



FREEHOLD



TOWN



3,676 SQ FT



OFFERS OVER £735,000



The property

Lion House is a splendid six-bedroom detached property that benefits from a substantial detached outbuilding housing two flats, providing income potential subject to the appropriate planning consents.

Lot 1 - Offers Over £385,000:

The main house has two ground-floor reception rooms, any of which could be used as bedrooms if required. There is a living room at the front, which has a fireplace with a woodburning stove, plus a dining room with a dual aspect. The kitchen features fitted storage units to base and wall level, as well as space for all the necessary appliances, with the adjoining utility room providing additional storage space.

There are four bedrooms, all located on the ground level, including two bedrooms with en suite shower rooms. The family bathroom is also on the ground level, with its bathtub and separate shower unit.

Upstairs there are two further bedrooms, both of which feature dormer windows with splendid views to the front and towards the water.

Lot 2 - Offers Over £350,000:

The two flats sit within the former church building beside the house. Both have their own private entrances, one at the front with the other to the rear. There are comfortable sitting rooms in both flats, as well as fully equipped kitchens with plenty of storage space. Both also have shower rooms on the ground level, plus three bedrooms and a bathroom upstairs.

The Whole - Offers Over £735,000







Outside

At the front of the house and the Church building there is plenty of parking, with a further driveway and parking area at the side of the house, leading to the detached garage. The garden in front of the house has an area of lawn while at the rear there is a paved garden with patio areas. There is also a small private garden at the rear of the Church.

Location

Lion House lies in a stunning position just a few yards from the banks of Broadford Bay in the community of Harrapool on the Isle of Skye, with spectacular views across the water and beyond.

Local amenities can be found in Broadford less than half a mile away, where there are various restaurants and cafés, a community hospital, medical centre, a village hall, and a small supermarket.

On the island, Portree provides access to further necessary facilities and amenities, while on the

mainland, Kyle is easily accessible and provides a further choice of shops and facilities.

Schooling on the island includes a state secondary school in Portree, while there is a local primary school in Broadford.

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.

The A87 provides access to the main towns and settlements on the island, while the Skye Bridge provides a connection to the mainland. There is also a bus service to Fort William and Glasgow.



Distances

- Broadford 0.2 miles
- Portree 26 miles
- Kyle of Lochalsh 8.5 miles
- Inverness 86.8 miles

Nearby Stations

- Kyle of Lochalsh

Key Locations

- Point of Sleat
- Armadale Castle, Gardens & Museum
- Torabhaig Distillery

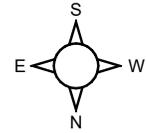
Nearby Schools

- Broadford Primary School
- Plockton High School









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

☐☐☐ Denotes restricted head height

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Floorplans

Main House internal area 1,631 sq ft (152 sq m)
 Garage internal area 222 sq ft (21 sq m)
 Annexe 1 internal area 866 sq ft (80 sq m)
 Annexe 2 internal area 957 sq ft (89 sq m)
 Total internal area 3,676 sq ft (342 sq m)
 For identification purposes only.

Directions

Post Code: IV49 9AQ
 what3words: ///diets.boots.jetted

General

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

Services: Mains electricity, water and drainage. Oil-fired heating in the Main House & Flat 2 of the Church. Flat 1 is electric heating.

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

Council Tax: Band E (Main House - Lion House)

EPC Ratings:

E - (Main House: Lion House)
 D - Flat 1
 C - Flat 2

Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

Inverness

Castle House, Inverness, IV2 6AA

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