












Tigh Na Coille & Additional Land

Duisdalemore, Isle Ornsay, Isle of Skye

A beautifully presented detached house, amenity land and woodlands, in a spectacular waterside setting.

Overlooking the waters of Loch Hourn with far reaching views towards the West Highlands, the property sits in a secluded hillside location and offers the potential for dividing the house into a main dwelling and annexe or holiday let. The additional land comprises an attractive coastal area and semi-natural woodland, open land and shore frontage. Available as a whole or in two lots.

	3 RECEPTION ROOMS		6 BEDROOMS		2 BATHS & 2 SHOWER ROOMS
	DOUBLE GARAGE		5 ACRES PLUS 13.5 ACRES		FREEHOLD
	RURAL		2,856 SQ FT		THE WHOLE - £725,000



The property
Lot 1 - Tigh Na Coille

Tigh Na Coille is a stunning detached home with six bedrooms and comfortable reception rooms situated in a stunning waterside position. The accommodation is flexible and makes the most of the magnificent views as well as offering the opportunity for a self-contained annexe, which could be used as a rental property, subject to the appropriate planning consents.

In the main house there is a well-proportioned drawing room with a corner fireplace, panoramic windows taking in the view east across the water and towards the mainland, and sliding glass doors opening onto the garden. There is also a useful study for home working, while further space for relaxing and entertaining includes the open-plan 27ft kitchen and sitting room. There is wooden flooring and sliding glass doors opening onto a terrace area, also taking in those spectacular views, while the kitchen itself has modern wooden units, a central island and an Aga.

The adjoining utility room provides further space for home appliances and storage.

There are four bedrooms on the ground level, including the generous principal bedroom with its extensive built-in storage and en suite shower room. There is also a family bathroom and a further shower room, plus a spiral staircase leading to the fifth double bedroom, which has two skylights welcoming plenty of natural light.

The annexe area adjoins the main drawing room via an internal door but also has its own entrance. It includes a sunny garden room and an open-plan kitchen and dining room with a dual aspect. The kitchen has storage to base and wall level, as well as an integrated double oven, hob and extractor hood. There is also one bedroom with an en suite bathroom. This area provides the opportunity for use as an annexe for family members, or as a rental property.







Outside

The house is set back from the road in a hillside position overlooking Loch Hourn. There is a cattle grid at the entrance, with the driveway leading through woodland to the house with parking to the front and access to the detached double garage. The garden is mostly to the rear, overlooking the water and affording far-reaching views to the Knoydart Peninsula and distant mountains of the Highlands. It includes a patio and an area of composite decking with rolling lawns and meadows beyond, which are dotted with hedgerows, shrubs, trees and spring flowers, in all approx. 5.17 acres.

Lot 2 – Amenity land & Woodlands extending to approx. 13.47 acres (5.45ha)

This lot lies a short distance to the north of lot 1 and comprises an attractive coastal area of semi-natural woodland, open land and shore frontage.

The northern portion of the lot is covered by the Kinloch and Kyleakin Hills SSSI due to the diverse flora and fauna, particularly rare lichens, whilst the southern part of lot 2 is not covered by the SSSI and may have some development potential (subject to applying for and

obtaining planning consent - www.highland.gov.uk).

Access to lot 2 is directly off the east side of the A851 public road.

Location

Duisdalemore lies in a stunning position on the Isle of Skye, overlooking Loch Hourn with spectacular views towards the mountains of the West Highlands. Local amenities can be found 7 miles away in Armadale, where there is a local shop and post office, or 8 miles away in Broadford, where there is a supermarket. Also just a short distance from the property is An Crubh a community run cafe, shop and Post Office. 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. 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 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.



Distances

- Armadale 7 miles
- Broadford 8 miles
- Kyle of Lochalsh 14 miles
- Portree 34 miles
- Inverness 92 miles
- Inverness Airport 100 miles

Nearby Stations

- Kyle of Lochalsh
- Mallaig (by ferry from Armadale)

Key Locations

- Armadale Castle, Gardens & Museum of the Isles
- Hotel Eilean Iarmain
- Knock Castle
- Dunscaith Castle (Tokavaig)
- Torabhaig Distillery
- Point of Sleat

Nearby Schools

- Bun-Sgoil Shleite (Sleat Primary School)
- Broadford Primary School
- Portree High School
- Sabhal Mor Ostaig UHI

Nearby Services

- Sleat Medical Practice
- Broadford Hospital
- Rightmedicine Pharmacy, Broadford
- Broadford Veterinary Practice

Asking Prices

- The Whole - Offers Over £725,000
- Lot 1 - Tigh Na Coille - Offers Over £650,000
- Lot 2 - Additional Land - Offers Over £75,000

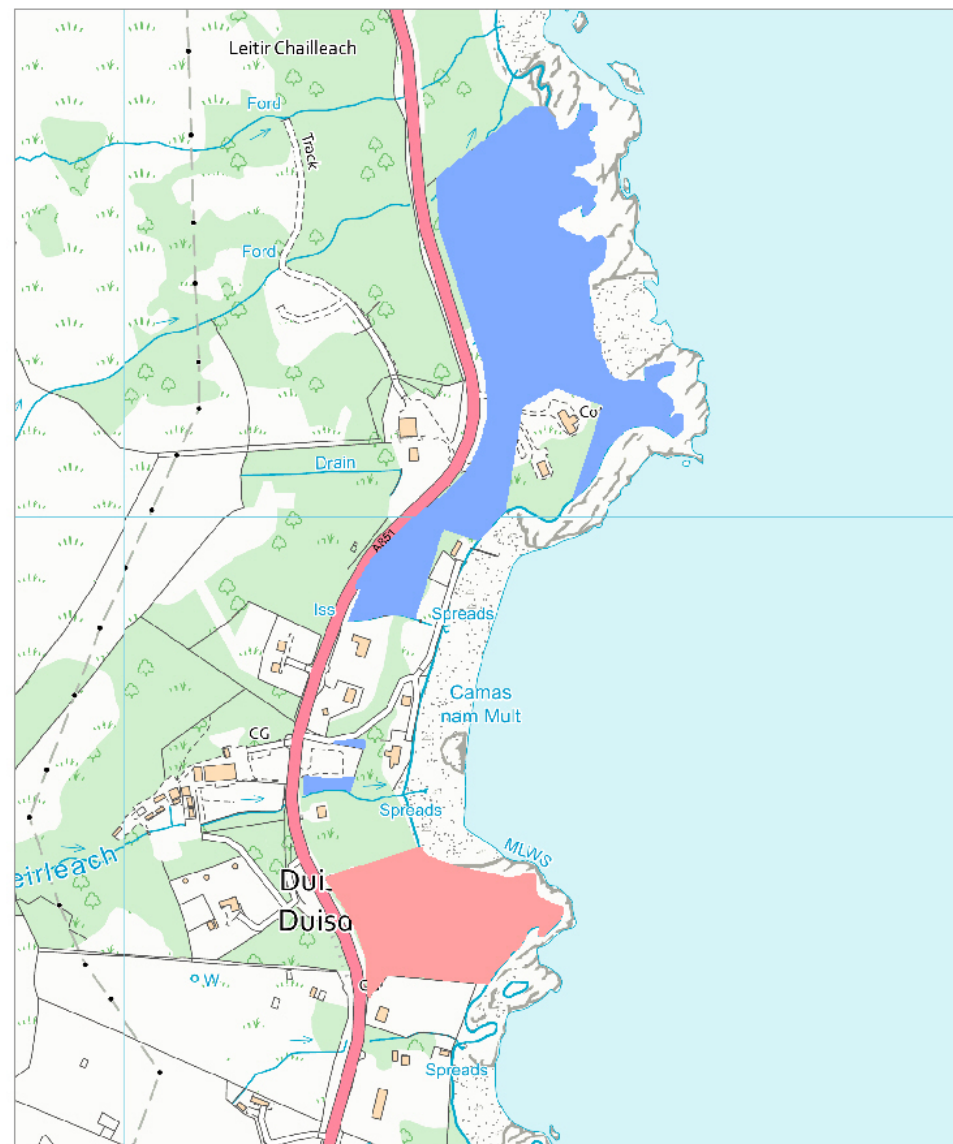




LOT 2



LOT 2



Tigh na Coillie, Duisdale, Isle of Skye, IV43 8QX

Lot Key

- Lot 1 (2.09 ha / 5.17 ac)
- Lot 2 (5.45 ha / 13.47 ac)

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Ground Floor

First Floor

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

□ □ □ Denotes restricted head height

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Floorplans

House internal area 2,856 sq ft (265 sq m)

Shed/Store internal area 117 sq ft (11 sq m)

Garage internal area 354 sq ft (33 Sq m)

For identification purposes only.

Directions

Post Code: IV43 8QX

what3words:

House: ///doses.trainer.shampoos

Additional Land: ///redeeming.shape.straddled

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.

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

Council Tax: Band G

EPC Rating: D

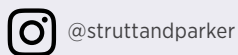
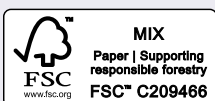
Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale. Further items may be available subject to separate negotiation.

Inverness

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