



Ostrom House
Lochmaddy, Isle of North Uist

**STRUTT
& PARKER**
BNP PARIBAS GROUP

An exceptional commercial/residential redevelopment opportunity within the village of Lochmaddy

A handsome double-fronted property with annexe enjoying sea views, with the opportunity to create a stunning residence or a commercial enterprise.



**4 RECEPTION
ROOMS**



5 BEDROOMS



2 BATHROOMS



OUTSIDE



COASTAL



FREEHOLD



**RURAL/
VILLAGE**



2,777 SQ FT



**OFFERS OVER
£325,000**



The Property

Ostrom House is a sizeable property of flexible accommodation arranged over two floors. While in need of modernisation and upgrading, the property offers the prospective purchaser the opportunity to create a stunning family home or holiday business, maximising the beautiful sea views from all angles (subject to appropriate consents).

The accommodation briefly comprises front aspect drawing and sitting rooms with a step from the hall leading to a dual aspect family room. From here, there are stairs to the first floor and access to a laundry room with an en suite shower room and a door to the rear garden. Dining and kitchen rooms open off the reception hall, both rear aspect. Steps from the hall lead down to a triple aspect utility room to the rear, which has a door to the rear garden.

Stairs rise from the reception hall to a generous split-level first floor landing with useful storage, a cloakroom and a separate family bathroom. It gives access to four double bedrooms. A door from the

landing opens to steps down to a secondary landing, also accessible from the family room below. It opens to a rear aspect double bedroom which, together with the family, laundry and shower rooms below, offers potential for use as a self-contained annexe.

Outside

The property is approached through twin pillars over a side driveway providing private parking and giving access to a shed/garage. The garden surrounding the property is also in need of maintenance but offers the prospective purchaser the opportunity to create an attractive area maximising the views.



Location

Lochmaddy is the main village and ferry port of North Uist, providing essential amenities including shops, a post office, bank, hotel and garage. Transport links are convenient, with regular CalMac ferries to Skye, road connections via the A865 and A867, and local bus and taxi services to surrounding villages. The area offers a peaceful island lifestyle, combining Hebridean culture and community with easy access to the stunning landscapes of the Outer Hebrides.

Distances

- Sollas 9.4 miles
- Carnish 11 miles
- Bayhead 13 miles

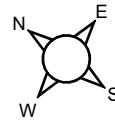
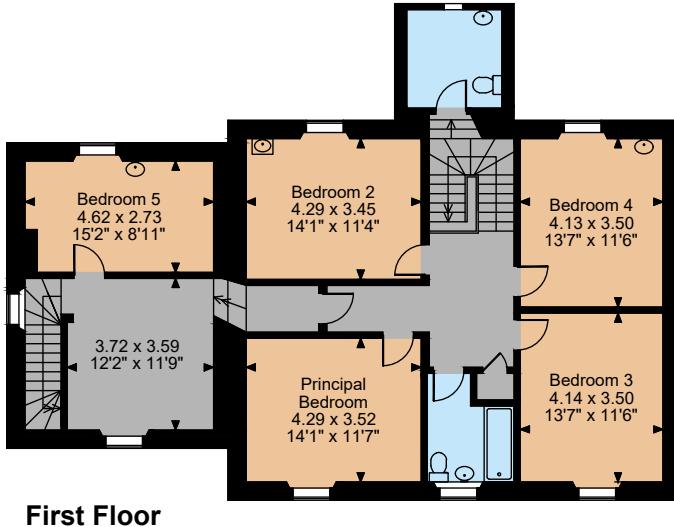
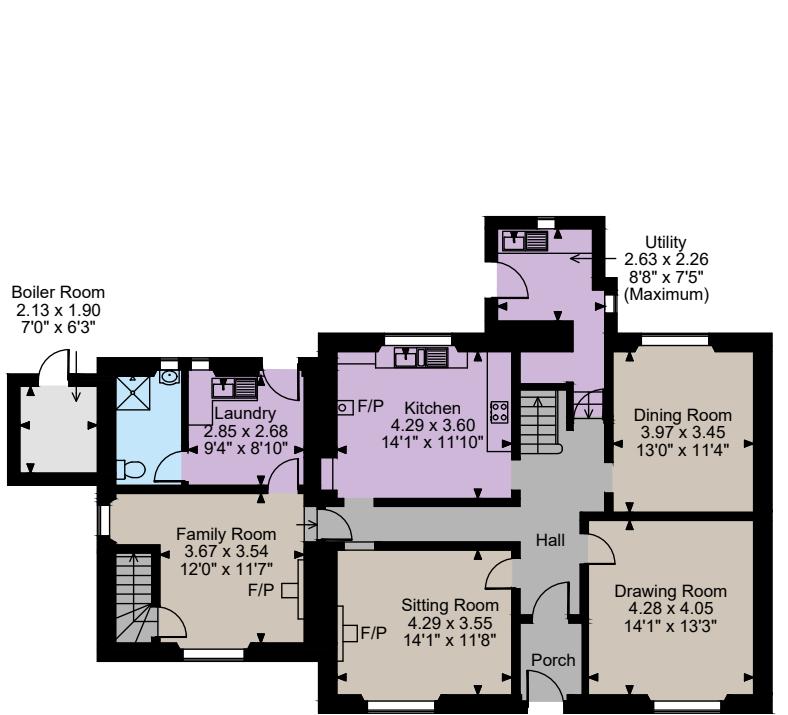
Key Locations

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

Nearby Schools

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





Floorplans

House internal area 2,777 sq ft (258 sq m)
For identification purposes only.

Directions

HS6 5AE

what3words: ///assemble.warp.observer

General

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

Services: Mains electricity, water and waste. LPG central heating system.

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

Council Tax: Band E

EPC Rating: Band F (25)

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.

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

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