



18 & 19 Colbost

Dunvegan, Isle of Skye

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A traditional two-bedroom cottage in a rugged, dramatic Isle of Skye setting with views across Loch Dunvegan

A charming cottage set in a magnificent position on the western coast of the Isle of Skye. The property features warm, comfortable accommodation and benefits from stunning, far-reaching views across the dramatic landscape overlooking the Waternish peninsula.



2 RECEPTION ROOMS



2 BEDROOMS



1 BATHROOM



OUTSIDE



12.34 ACRES



FREEHOLD



**RURAL/
VILLAGE**



715 SQ FT



**OFFERS OVER
£365,000**



The Property

The property is available for sale as a whole or in two lots as follows:

Lot 1 – Offers Over £270,000

With its whitewashed elevations and outlook towards the cliffs of the Loch Dunvegan coastline, this delightful property provides a calm and comforting sanctuary from the wild landscape outside.

Inside, there is a sitting room with wooden flooring, wood-panelled ceiling and fireplace fitted with a log burner. The similarly proportioned dining room also benefits from a woodburning stove and features slate tiled flooring. Towards the rear sits the kitchen with flagstone flooring and fitted units to base and wall level.

The bathroom is located on the ground level, and is fitted with an over-bath shower, floor-to-ceiling tiling, a pedestal washbasin and a mirrored vanity unit. Upstairs there are two double bedrooms with wooden flooring and exposed timber-panelled vaulted ceilings,

as well as dormer windows offering elevated views across Loch Dunvegan.

The cottage has an access from the road which leads to the driveway, providing parking for several vehicles. The garden has areas of lawn dotted with various trees and shrubs and there is a sheltered area of decking at the rear of the cottage. Outbuildings include various stores and sheds, as well as a detached office or garden room with decking and French doors opening to take in the sweeping views.

Lot 2 – Offers Over £95,000

Lot 2 comprises approximately 12.05 acres (4.86 ha) of grassland graded 6(3) by the James Hutton Institute land capability for agriculture maps. The land slopes from about 50m down to around 10m above sea level. There is planning permission for the erection of two letting chalets (Ref: 18/02046/FUL). Enquiries regarding the planning permission should be made directly with the Highland Council. Also included is a stone-built field shelter with a corrugated roof and historic ruins.









Location

The small, scattered settlement of Colbost lies in a stunning position on the west of the Isle of Skye, overlooking Loch Dunvegan and with spectacular views towards the north of the island. There is a local shop in Glendale, two and a half miles away, while various local amenities can be found five miles away in Dunvegan, where there is a shop and a primary school. Portree is 23 miles away and provides access to further necessary facilities and amenities as well as secondary schooling. The Isle of Skye is one of Scotland'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.

Sporting Rights

Included in the sale insofar as they are owned.

Timber and Minerals

All standing timber and fallen timber and mineral rights are included in the sale insofar as they are owned.

The seller has applied for woodland grant funding through the Woodland Trust Scotland. Further information regarding the scheme can be provided by the selling agents.

Rights of Way and Access

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and wayleaves, all or any other like rights, whether mentioned in these particulars or not. The purchaser will be held to have satisfied themselves as to the nature of all such servitude rights and others.

Prospective purchasers should be aware that members of the public have a general right of responsible access to most parts of the Scottish countryside.



Distances

- Glendale 2.5 miles
- Dunvegan 5.0 miles
- Portree 23 miles

Nearby Stations

- Kyle of Lochalsh Station

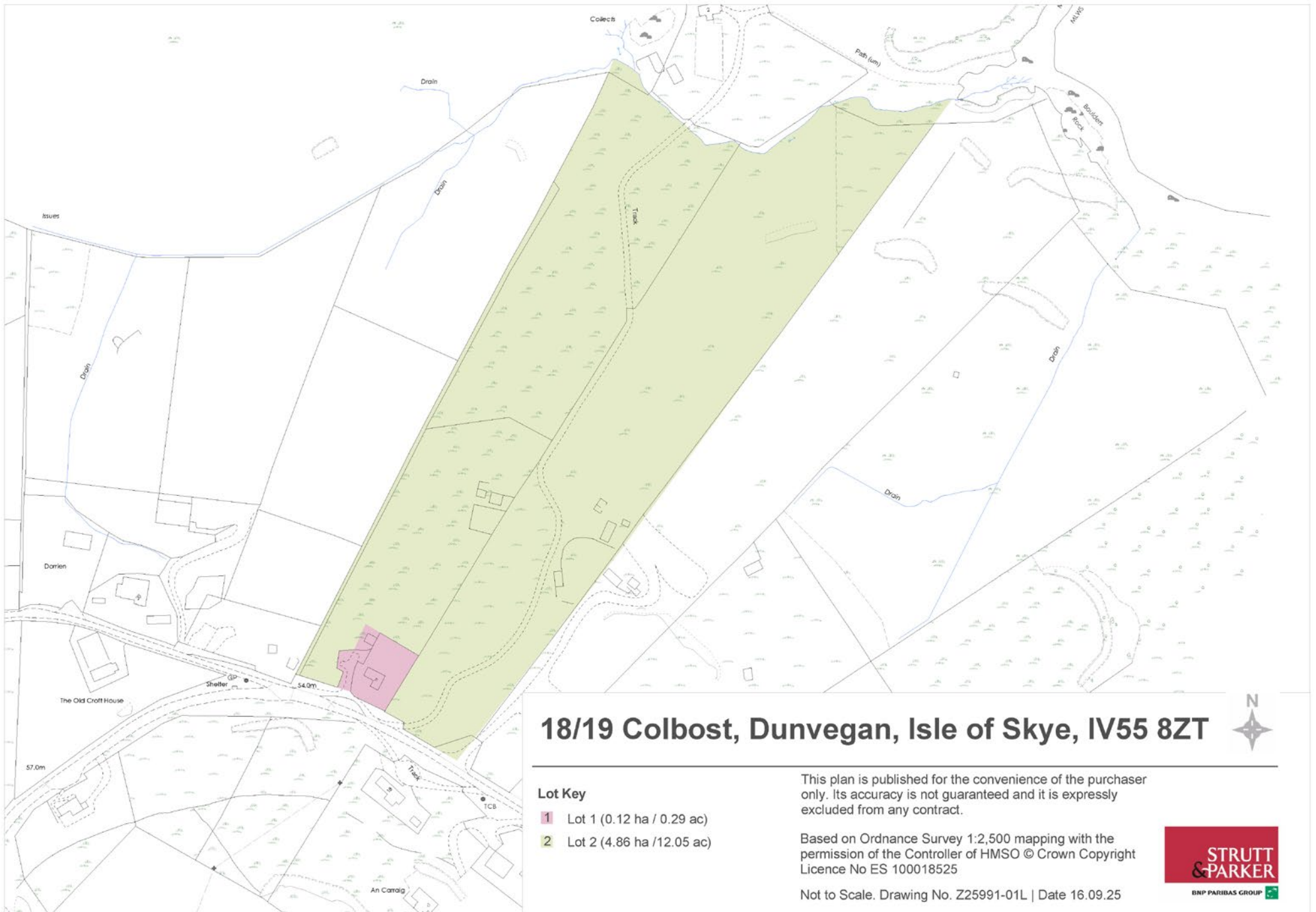
Key Locations

- Dunvegan Castle & Gardens
- Neist Point Lighthouse
- Coral Beach
- The Three Chimneys Restaurant

Nearby Schools

- Dunvegan Primary School
- Knockbreck Primary School
- Edinbane Primary School
- Portree High School





18/19 Colbost, Dunvegan, Isle of Skye, IV55 8ZT



Lot Key

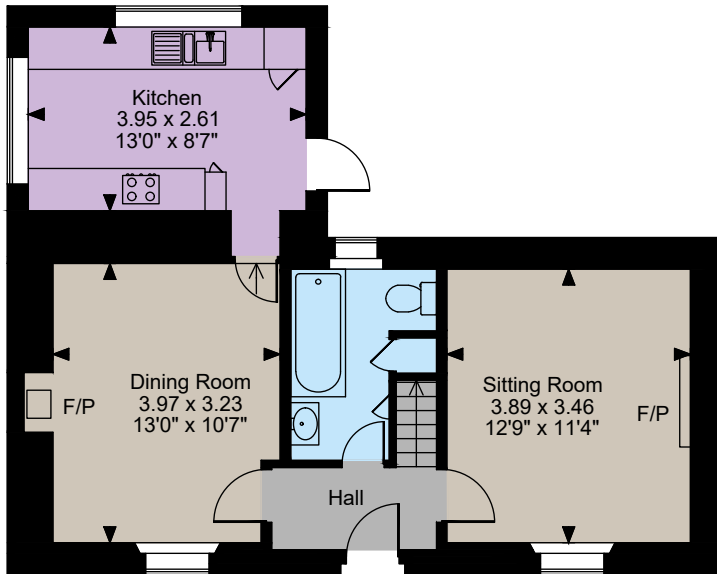
- 1 Lot 1 (0.12 ha / 0.29 ac)
- 2 Lot 2 (4.86 ha / 12.05 ac)

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

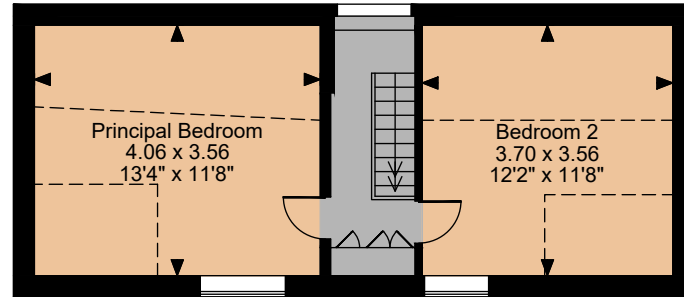
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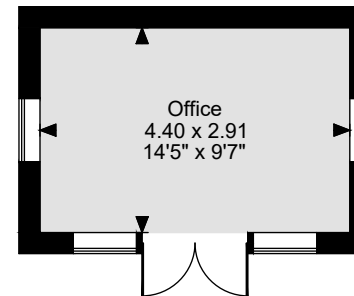




Ground Floor



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 715 sq. ft (66 sq. m)

For identification purposes only.

Directions

IV55 8ZT

what3words: ///director.daily.teardrop

General

Local Authority: Highland Council

Services: Mains water and electricity, partial electric underfloor and electric panel heating and a private septic tank (SEPA registered).

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

Council Tax: Band C

EPC Rating: Band D(56)

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

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

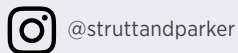
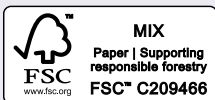
Inverness

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