

ANDERSON BANKS

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BEN VIEW, 9 KNOCKINTORRAN, ISLE OF NORTH UIST, HS6 5ED



- **Extended and upgraded detached traditional croft house**
- **Kitchen/diner, sitting room, lounge/bedroom and ground floor bathroom**
- **Three/four bedrooms all en-suite**
- **Secluded location with stunning views of Loch Sandary**
- **Log cabin in the grounds with further stone outbuildings**
- **Previously run as a successful B&B**
- **EPC Rating E43**

OFFERS IN THE REGION OF £185,000

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We offer for sale this extended and upgraded traditional stone built croft house set in a stunning location. The elevated position gives Ben View excellent views over Loch Sandary and to the hills of North Uist beyond. Loch Sandary hosts a wealth of bird life throughout the year. The property is also within easy reach of the spectacular white sandy beaches of the west coast.

Presented in "walk-in" condition, Ben View has been thoughtfully upgraded and is decorated to a high standard with many original features. This is a versatile property and would make a comfortable family home or could be returned to a B&B with ease. There is also a log cabin in the grounds which, with the relevant permissions, has development potential.

The village of Bayhead, where you can find a shop, post office, filling station and primary school is approx. 2 miles distant. Lochmaddy with its ferry terminal with daily sailings to the Isle of Skye, bank, doctor's surgery, shop, museum, hotels and restaurants. The main commercial area of Balivanich on the Isle of Benbecula is some 15 miles distant and offers facilities including supermarkets, airport, hospital, hotels, restaurants and bank.

The accommodation comprises:

ENTRANCE PORCH/OFFICE The front entrance porch has been cleverly fitted out as an office and includes a desk and excellent storage and shelving. There is a window to the front and access is by a half glazed exterior door from the front garden. There is vinyl flooring and a loft hatch. Radiator. Glazed panel door leading to hallway.

HALL Hall area with fitted carpet and a window to the side of the property. Cabinet housing electricity meters. Radiator. Doors off to bathroom, lounge and sitting room and carpeted stairs leading to upper floor.

LOUNGE/BEDROOM FOUR 4.1m x 3.6m Double aspect lounge with windows to front and rear of property. A 7.5kw multi fuel stove is set in an attractive original stone fireplace with slate tiled hearth. Fitted bookshelf. Fitted carpet. Radiator.

SITTING ROOM/KITCHEN 6.9m x 4.1m (at longest and widest) Cosy sitting room with feature stone walls and multi fuel stove. Engineered oak flooring. Window to the rear of the property. Radiator. An archway leads through to the open plan kitchen/dining area. The spacious kitchen boasts double aspect windows to the side of the property. The kitchen is fitted with ample "Shaker" style floor and wall units and a Rangemaster dual fuel cooker is included in the sale. There is also plumbing for a dishwasher. A door leads off to the rear vestibule.

REAR VESTIBULE Wood panelling and shoe storage area with vinyl flooring and a half glazed Upvc door leading to garden.

GROUND FLOOR BATHROOM 2m x 1.7m Fully tiled modern fitted bathroom with white suite comprising whirlpool bath with mains pressure power shower over, hand basin and WC. Window to the front of the property. Radiator.

UPPER FLOOR

LANDING Bright landing area benefitting from a "sun tunnel". Fitted carpet. Storage cupboard housing the megaflo boiler. Doors off to bedrooms.

BEDROOM ONE EN-SUITE 4.4m x 2.9m Double bedroom with window to front of property. Fitted carpet. Radiator. Door off to en-suite.

EN-SUITE 1.6m x 1.6m Modern fitted shower room with shower cubicle fitted with mains pressure power shower. White hand basin and WC. Tiled surround. Vinyl flooring. Radiator. Extractor fan.

BEDROOM TWO 4.4m x 3.9m (at longest and widest) Double bedroom with window to front of property. Fitted carpet. Radiator. Storage cupboard. Door off to en-suite

EN-SUITE 2.4m x 1.8m (at longest and widest) Modern fitted shower room with shower cubicle fitted with mains pressure power shower. White hand basin and WC. Tiled surround. Vinyl flooring. Radiator. Extractor fan.

BEDROOM THREE 3.6m x 3m (at longest and widest) Double bedroom with velux window. Fitted wardrobes. Fitted carpet. Radiator. Door off to en-suite WC comprising white WC and hand basin.

OUTSIDE The property is set in attractive garden grounds with an extensive patio area to the front of the property with marvellous views over the loch. Planted areas add to the amenity with a grassed area to the side. This area is surrounded by a stone wall. At the side of the property you will find ample hard standing for vehicles and a useful and productive vegetable garden. There is an insulated shed (3.28m x 6.84m) housing a utility area with white goods including washing machines, tumble dryer and chest freezer (which are available by separate negotiation) and a workshop area to the rear. A log cabin is nearby (5.26m x 5.31m) which has French doors to the front with a further entrance door and a window and an electricity supply. This building has the potential to be developed further with the relevant consents. There is also a stone built peat store which could also be renovated.

COUNCIL TAX Band A

SERVICES Mains electricity, water and drainage to a septic tank

EPC RATING E43

ENTRY By mutual arrangement.

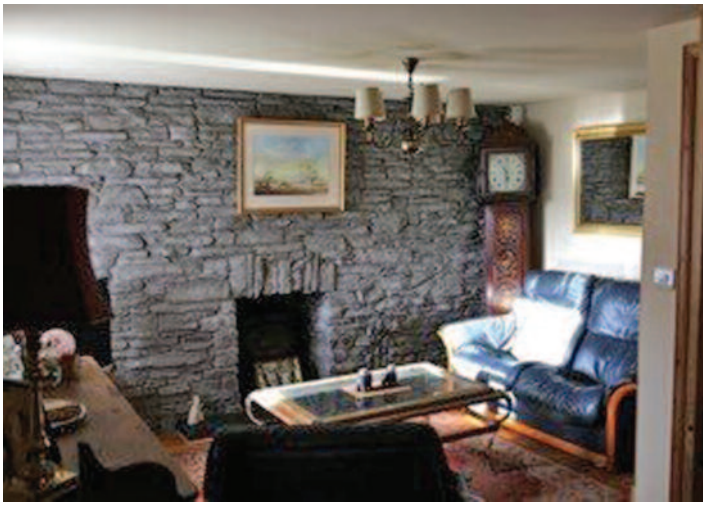
POST CODE HS6 5ED

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£185,000** are expected

HOME REPORT A copy of the Home Report will be made available to prospective purchasers at a cost of £10 + VAT. Alternatively, a copy of the report can be emailed to interested parties **free of charge**.

TRAVEL Please see www.calmac.co.uk for ferry information to and from the Western Isles and www.flybe.com for flight information.



WHAT TO DO NEXT INTERESTED PARTIES SHOULD REGISTER THEIR INTEREST WITH THE SELLING AGENTS AS SOON AS POSSIBLE. THE SELLING AGENTS MAY SET A CLOSING DATE FOR OFFERS BUT ARE NOT OBLIGED TO DO SO. THE SELLERS ARE NOT OBLIGED TO ACCEPT THE HIGHEST OR INDEED ANY OFFER. OFFERS SHOULD BE SUBMITTED TO THE SELLING AGENTS IN SCOTTISH LEGAL TERMS AND A SCOTTISH SOLICITOR SHOULD BE INSTRUCTED BY THOSE INTENDING TO OFFER.

Note: The particulars have been carefully prepared, after due enquiry, but are provided as a guide only. Measurements are approximate. The particulars do not form part of any contract. While the agents consider that the information and opinions are fair and accurate, interested parties must not rely on any statement whether oral or written made by the agents.

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