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THE OLD MANSE, KNOCKINTORRAN, ISLE OF NORTH UIST, WESTERN ISLES, HS6 5ED



- **Detached stone built former manse with many original features**
- **Oil fired central heating**
- **Partially renovated**
- **3 storeys with master bedroom and 4 further bedrooms**
- **Family bathroom and separate shower room.**
- **Lounge, library, kitchen and utility**
- **Large garden area with polycrubb**
- **EPC Rating E50**

OFFERS IN THE REGION OF £300,000

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We are delighted to offer for sale this impressive stone built former manse house which is a detached 3 storey property standing in spacious grounds. There is a stunning staircase to all floors and many original features. The ceilings are high giving even more of a feeling of space. The 2nd floor houses the master bedroom with its own seating area for relaxing. The islands of St Kilda, the Monachs and Skye can be seen from the windows on a clear day. The 1st floor offers 4 double bedrooms, a bathroom, shower room and separate WC. On the ground floor there is a spacious lounge with dining room off, entrance hall, inner hall, library, kitchen and utility area. The property also benefits from oil fired central heating run by a recently fitted new boiler and the owners have fitted Upvc double glazing, new electrics, rendering to the exterior and replaced the roof. Set in its own grounds, mainly laid to grass with mature planting, a polycrub and ample hard standing for vehicles.

The property has views to the front over Loch Sandary and the surrounding croft land. There are stunning white sandy beaches within easy reach to the west. Bayhead, just a short drive away offers a shop, filling station, post office and primary school whilst Sollas, with its supermarket is some 5 miles distant with Lochmaddy with its bank, ferry terminal, restaurants, hotels and Doctor's surgery being some 10 miles distant. The Isle of Benbecula has further amenities such as the airport with daily flights to the mainland, further shops, secondary school, sports facilities and hospital being some 15 miles distant.

The accommodation comprises:

ENTRANCE HALL Spacious entrance hall with ample room for coats and boots. Original doorway into inner hall.

INNER HALL Doors off to library, kitchen, lounge and dining room. Impressive staircase to upper floor. Understairs storage.

LOUNGE. 4.8m x 4.2m Airy lounge area with double aspect windows to the front and side of the property. Carpet. Fireplace. Sliding doors to dining room.

DINING ROOM 4.8m x 2.7m Family dining area with a window to the rear of the property. Carpet.

LIBRARY 4.2m x 3.4m Window to front of property. Tiled fireplace. Carpet

KITCHEN 4.2m x 3.4m Window to rear of property.

UTILITY 4m x 2.8m Useful utility area fitted with wall and floor units and stainless steel sink. Wood panelling. Exterior door to garden and window to rear of property.

1st Floor

Large landing area with doors off to bedrooms, bathroom and shower room with stairs to upper floor.

BEDROOM TWO 4.3m x 3.3m Tastefully renovated double bedroom with fitted carpet and window to rear of property.

BEDROOM THREE Tastefully renovated double bedroom with fitted carpet and window to front of property.

BEDROOM FOUR 5m x 4.4m Spacious double bedroom with window to front of property.

BEDROOM FIVE 3.4m x 2.7m A further tastefully renovated bedroom with fitted carpet and window to rear of property.

SHOWER ROOM 3m x 1.4m Modern shower room with double sized cubicle and mains shower. Attractive tiled surround and laminate flooring. Spotlights.

BATHROOM 3m x 2.6m Family bathroom with bath, hand basin and WC. Window to front of property.

WC 1.7m x 1.3m Separate renovated WC with white suite comprising WC and hand basin. Window to rear of property. Tiled surround and laminate flooring.

2nd Floor

MASTER BEDROOM 12m x 4.4m Huge master bedroom with Velux windows to the front and rear of property giving outstanding views to the shore, croft land, Loch Sandary and to St Kilda and the Monarch isles to the front of the property and the Isle of Skye to the rear on a clear day. Lounge area for relaxing. Downlights. Laminate flooring.

OUTSIDE The Old Manse sits in attractive garden grounds surrounded by stone walls. There is a large lawn area, mature planting.

COUNCIL TAX The property is currently listed in Band E.

SERVICES Mains electric, water and drainage. Bottled gas.

EPC RATING E50.

ENTRY By mutual arrangement.

POST CODE HS6 5ED.

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£300,000** are expected.

HOME REPORT A copy of the Home Report will be made available to interested parties on request.

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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