

# ANDERSON BANKS

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## **14 BORVE, BERNERAY, ISLE OF NORTH UIST, WESTERN ISLES, HS6 5BJ**

**EXTENDED FORMER CROFT HOUSE AND OWNER/OCCUPIED CROFT**



- Fully renovated and extended detached traditional former croft house
- Well-designed with open-plan living area on first floor with balcony off
- 2 en-suite double bedrooms on ground floor with a further double bedroom, family bathroom and utility room
- Separate office/studio and garage/workshop.
- Owner occupied croft land extending to 1.189 ha or thereby.
- Planning permission to convert stone ruin into a workshop
- EPC F32

**OFFERS OVER £260,000**

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We are delighted to offer for sale this beautifully designed and extended former croft house. This property has been decrofted. 14 Borge has been renovated with amazing attention to detail and designed to reflect the natural world on its doorstep. The open-plan living area is on the first floor and is light and airy and further complemented by a solid fuel stove. The balcony off is reached via patio doors and has a seating area and glass balustrade allowing uninterrupted views to Bays Loch, Borge Hill, Borge machair, the Atlantic Ocean and, on a clear day, St Kilda. There are planters on the balcony filled with a variety of wildflowers which further reflect the surroundings.

Using natural materials throughout, the property has a stunning entrance hall, featuring local stone cladding, slate flooring with underfloor heating extending throughout the ground floor, with oak doors and stairway. Outside the main house you will find a secluded entertaining area reached through an impressive stone archway featuring an antique wooden double door. Once through the archway you will find a stone-flagged patio area with an open-air fireplace. This leads to the outer building which comprises a workshop/garage and a well laid out area that could be used as an office for home working or studio as well as an entertaining space. It boasts a kitchenette, WC, shower, solid fuel stove and access directly to the patio through patio doors. There is a large storage area reached by a stairway.

The owner-occupied croft surrounds the house and comprises 1.189ha mainly comprising grazing land. (Crofting register I1565 and Registers of Scotland C1821) There is planning permission 23/00519/PPD to convert the ruined byre into a further workshop.

Berneray is a highly sought after enchanting island located in the Sound of Harris and is linked to North Uist by causeway. It is inhabited by around 120 people served by a local shop/cafe, church and community hall. Local buses run regularly.

As well as its Gaelic speaking heritage, Berneray is traditionally a crofting island with a working harbour and a wealth of flora and fauna. See also [www.isleofberneray.com](http://www.isleofberneray.com) and [http://en.wikipedia.org/wiki/Berneray,\\_North\\_Uist](http://en.wikipedia.org/wiki/Berneray,_North_Uist)

The property is situated within easy reach of the stunning West Beach famous for its beautiful unspoilt white sandy beach. The Berneray/Leverburgh ferry is approx. 1 mile distant and Lochmaddy, which boasts two hotels, Doctors surgery and ferry terminal (Lochmaddy to Uig, Isle of Skye), is approximately 12 miles away.

Viewing is highly recommended.

#### **Accommodation comprises:**

##### **GROUND FLOOR**

**ENTRANCE PORCH** 3m x 1.7m Triple aspect porch. Glass door leading to hallway.

**HALLWAY** L-shaped hallway with oak stairway to upper floor. Oak doors off to bedrooms, bathroom, utility room, cupboard housing water cylinder and under floor heating controls. Exterior door to garden.

**BEDROOM ONE (EN-SUITE)** 4.7m x 2.8m (at longest and widest) Double bedroom with window to front of property.

**EN-SUITE** 2.5m x 1m Shower cubicle with Respotex surround and mains shower. White WC and wash basin. Heated towel rail.

**BEDROOM TWO (EN-SUITE)** 3.7m x 3.6m (at longest and widest) Double aspect double room with windows to front and side of property. Hanging space, door off to en-suite.

**EN-SUITE** 2.5m x 1m Shower cubicle with Respotex surround and mains shower. White WC and wash basin. Heated towel rail.

**BEDROOM THREE** 3.7m x 2.8m Further double bedroom with window to rear.

**BATHROOM** 2.1m x 2.1m Modern family bathroom with white 3-piece suite comprising WC, hand basin and roll-top bath sitting on a raised plinth. Mirrored cabinet. Heated towel rail. Windows to rear of property.

**UTILITY** 2.3m x 2.1m Useful utility area with stainless steel sink and storage. Plumbing for washing machine. Window to side of property.

##### **UPPER FLOOR**

**LIVING AREA** 10.3m x 4m (at longest and widest) Bright and airy open-plan living area featuring a solid fuel stove with natural stone surround, fitted kitchen with ample floor units and electric range cooker. Fridge. Dishwasher. Windows to front and rear and patio doors leading to the balcony.

**BALCONY** 8m x 4m Stunning balcony with glass balustrades, plantings and seating area giving beautiful panoramic views.

**OUTSIDE** This building is separated into two sections.

**OFFICE, GARAGE/WORKSHOP** 5.3m x 2.8 The substantial workshop/garage area is entered either by double doors to the

west or via the entrance hall to the main building. There is an electricity supply, concrete flooring, fitted work benches and overhead storage together with a shelved area.

**OFFICE/ENTERTAINING ROOM** 4.9m x 3m (at longest and widest)

This attractive room could be utilised in many ways. There is a useful kitchenette with a solid wood worktop, Belfast sink, electric hob and space for a refrigerator. A solid fuel stove adds to the amenity of this building. There is also separate shower, powered from the mains water supply, and a WC. With floor to ceiling windows and patio doors which lead to the outdoor patio this room could equally be used as an outdoor office for working from home or as an entertaining space. A staircase leads to a large storage area. The building has a "living roof" featuring wildflowers and grass and is clad on one side with local stone.

**OUTSIDE** There is a secluded patio area which lends itself to BBQ nights and features an outdoor fireplace and steps up to the croft. There is hard standing for vehicles to the rear, side and front of the property. To the side of the house is a peat store. There is further under-cover storage to the side of the garage/workshop.

**CROFT** The surrounding land is an owner/occupied croft extending to some 1.189Ha or thereby. This is separated into three areas, two of which are laid to grass. The central area has a ruined stone-built byre with hard standing. Planning permission to develop this into a workshop/shed was granted by CNES 23/00519/PPD and can be viewed by following this link <https://planning.cne-siar.gov.uk/PublicAccess/applicationDetails.do?keyVal=SNM0SDRO04W00&activeTab=summary>

**COUNCIL TAX** BAND A

**SERVICES** Mains electricity, water and drainage.

**EPC RATING** F32

**ENTRY** By mutual arrangement.

**POST CODE** HS6 5BJ

**VIEWING** Strictly by prior arrangement through the selling agents.

**PRICE** Offers over £260,000 are expected

**HOME REPORT** A copy of the Home Report will be made available to prospective purchasers on request.



**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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