



BURN HOUSE

GLENBRITTLE, CARBOST, ISLE OF SKYE

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A renovation project in a beautiful setting at the foot of the Cuillin mountains.

Portree 24 miles. ■ Skye Bridge 38 miles.

- A traditional cottage in need of full renovation.
- Detailed planning consent and services on site.
- Potential to create a stunning contemporary home.
- Spectacular views to the Cuillins and Loch Brittle.
- Close to Glenbrittle Beach and the Fairy Pools.
- An ideal base from which to enjoy the island.

About 0.05 hectares (0.13 acres) in all.

Offers over £155,000.

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Burn House is in the scattered township of Glenbrittle on the west coast of Skye. The house is in a spectacular setting, at the foot of the Cuillin mountains and close to the point where the River Brittle flows into the loch. Formerly the manager's house for the neighbouring farm, the house is now in need of full renovation and offers the rare opportunity to create a contemporary home, subject to the necessary consents, in one of the most popular destinations on the island.

The Isle of Skye is the best known of the Inner Hebridean islands off the west coast of Scotland. Famous for its romantic, historical associations and magnificent landscape dominated by the Cuillin mountains, the island is very popular attracting tourists throughout the year as well as those who seek to enjoy a peaceful lifestyle in unspoilt and beautiful surroundings. Glenbrittle is an ideal location for the outdoor enthusiast, from regular sightings of native wildlife to the challenge of mountain climbing, kayaking and sailing on Loch Brittle.

Carbost, about a 20 minute drive away, has a general store and primary school, while Portree has a good range of shops and facilities including two supermarkets, banks, pharmacies and a secondary school. Inverness, about 3 hours' drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.



DESCRIPTION

Burn House is approached from the single track public road, a driveway over which the owners have a right of access leading to a parking area at the side of the house.

The property is now uninhabitable, but the accommodation formerly comprised an entrance porch with bathroom, 4 ground floor rooms and 3 rooms and a box room on the first floor. Detailed planning consent was granted on 3rd April 2020 for a three bedroom house incorporating the original features of the property along with contemporary elements.

<https://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=summary&keyVal=Q62CRSIHMFE00> A bore hole has been installed within the site but isn't yet connected to the dwelling, electricity is in place and there is a wayleave for the septic tank.

The house is in a poor state of repair and it isn't safe for viewers to enter the property. A structural appraisal from 2019 including internal photographs is available on request to those who have viewed the property externally.

DIRECTIONS

From the Skye Bridge, take the A87 signposted to Broadford. Continue on this road to the Sligachan Hotel and turn left here onto the A863 signposted to Dunvegan. After approximately 5 miles turn left onto the B8009 towards Carbost. Take a left turn as signposted to the Fairy Pools and Glenbrittle Youth Hostel. Continue for approximately 8 miles and turn right just before the cattle grid to the farm. Glenbrittle Manager's House is 50 meters along this track on the left hand side.

Exact grid location - What3Words - \\\ <https://w3w.co/dispose.comforted.shrugging>

VIEWING

The house is in a poor state of repair and it isn't safe for viewers to enter the property. The house can only be viewed from the outside.

Viewing is by prior appointment only through the Selling Agents, Galbraith, Reay House, 17 Old Edinburgh Road, Inverness IV2 3HF. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE SOLICITORS

IV47 8TA
Innes and MacKay
Kintail House
Beechwood Business Park
IV2 3BW

2017 ANTI MONEY LAUNDERING REGULATIONS

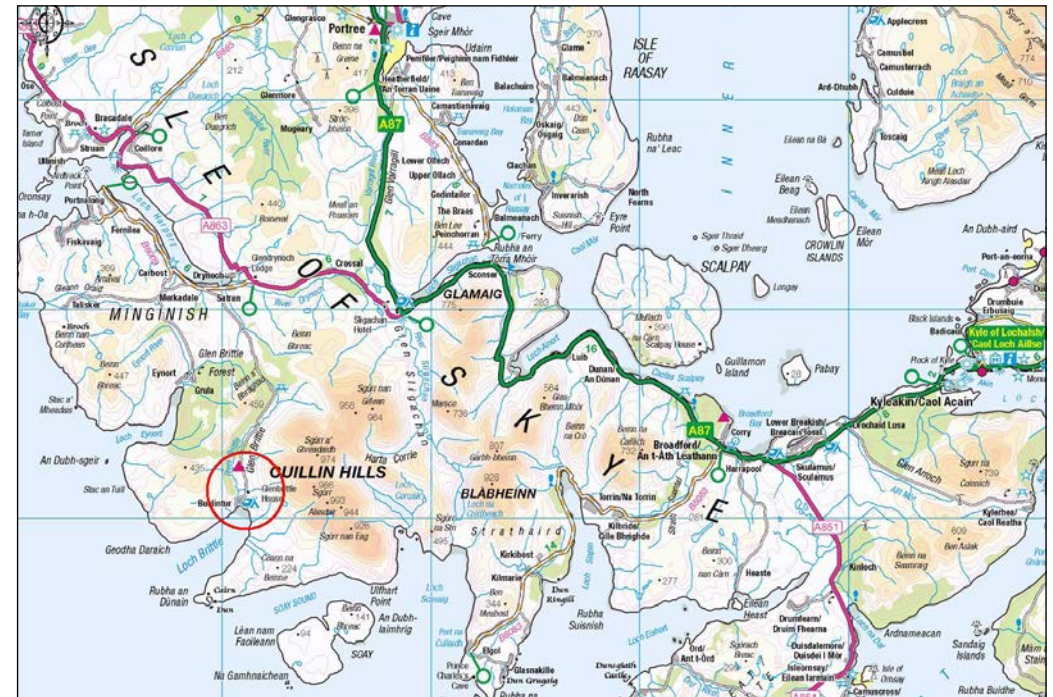
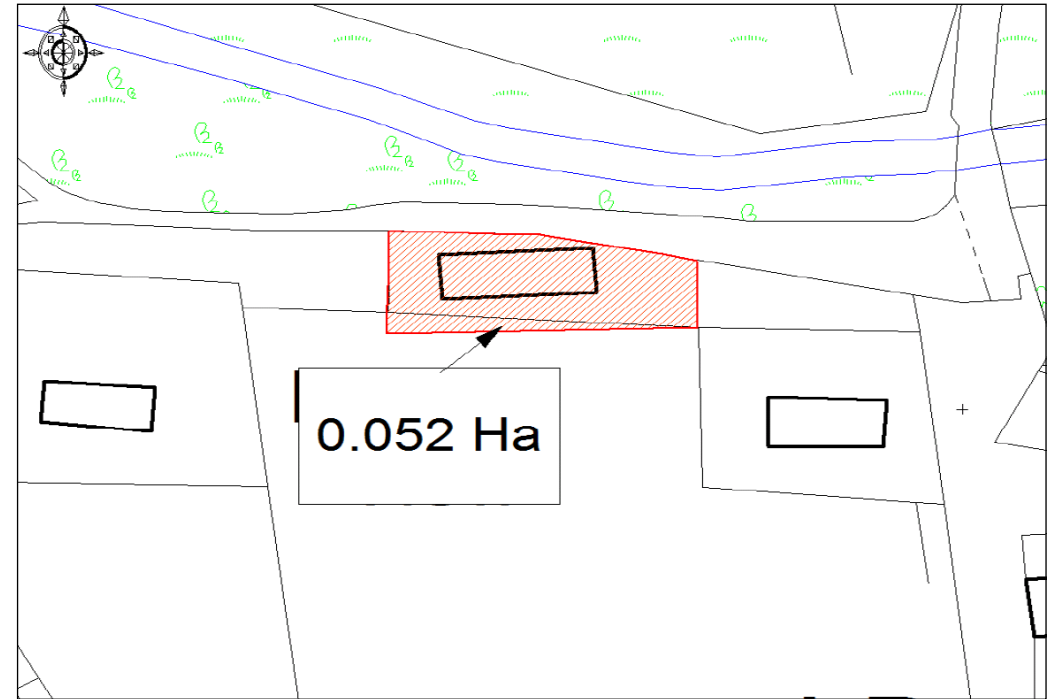
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal form should be submitted to the local Galbraith office per these sales particulars, through a Scottish Lawyer, confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. External house photographs taken in January 2023; view photographs taken in 2018.





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