



Former Manse, Hallaig Road, Clachan, ISLE OF RAASAY, IV40 8PB

Offers Over £395,000

REF: 61040





The Former Manse is a substantial 5 bedroom property situated on the beautiful Isle of Raasay, located just off the East Coast of the enchanting Isle of Skye in the Scottish Highlands. The Island is easily reached via a regular ferry service from Sconser, approximately a half hour drive from Portree or Broadford. With a population of approximately 160 residents, this property represents an ideal purchase for someone looking for a tranquil countryside location, within fairly easy commuting distance of town facilities.

The property benefits from double glazing, oil fired central heating and comes with ample garden space, parking to the side of the property and stunning views across the Sound of Raasay towards Skye.

The accommodation consists of: an entrance hallway; toilet with WC and wash hand basin; bathroom comprising of a three-piece suite with electric shower over the bath; large double aspect kitchen with a good selection of base and wall mounted units, free standing electric cooker, fridge freezer, dishwasher and room for dining; utility room with sink unit and washing machine; formal dining room and lounge, both featuring open fireplace and bay window taking full advantage of the stunning view on offer; large study with fitted bookshelves; two single bedrooms; one double bedroom. Upstairs comprises of two generous double bedrooms, both with ample storage in the eaves; box room with velux windows; shower room with WC, wash hand basin and electric shower; five large storage cupboards.

The property sits within generous garden grounds, mainly laid to grass with some mature shrubs and a stone wall to the front. Access is via a cattle grid and the driveway leads to a large parking/turning area. In the rear garden is a shed, garage and oil tank.

The property is approximately half a mile from the Ferry terminal where the roll on roll off boat offers a very regular service to and from the Isle of Skye. Facilities on Raasay include the renowned Raasay House Hotel and café, shop, outdoor centre and village hall. The Island has a bustling community feel and is a highly popular tourist destination with walkers and climbers and is home to much wildlife. More information about the Isle of Raasay can be found at [www.Raasay.com](http://www.Raasay.com)

<b>Entrance Hall</b>	<b>4.44m x 1.04m (14'6 x 3'5)</b>	<b>Bedroom 4</b>	<b>4.23m x 4.00m (13'11 x 13'0)</b>
<b>Kitchen</b>	<b>5.52m x 4.14m (18'0 x 13'6)</b>	<b>Bedroom 5</b>	<b>3.47m x 3.46m (11'5 x 11'3)</b>
<b>Utility</b>	<b>2.13m x 1.88m (7'0 x 6'2)</b>	<b>Box Room</b>	<b>4.33m x 1.66m (14'2 x 5'5)</b>
<b>Dining</b>	<b>4.87m x 4.10m (16'0 x 13'5)</b>	<b>Office</b>	<b>7.27m x 3.52m (23'9 x 11'6)</b>
<b>Lounge</b>	<b>4.60m x 3.67m (15'0 x 12'0)</b>	<b>Bathroom</b>	<b>2.64m x 1.94m (8'8 x 6'3)</b>
<b>Bedroom 1</b>	<b>3.67m x 2.95m (12'0 x 9'8)</b>	<b>Shower Room</b>	<b>2.20m x 1.08m (7'3 x 3'6)</b>
<b>Bedroom 2</b>	<b>3.42m x 2.49m (11'3 x 8'2)</b>	<b>WC</b>	<b>2.27m x 1.06m (7'5 x 3'6)</b>
<b>Bedroom 3</b>	<b>3.51m x 2.88m (11'6 x 9'5)</b>	<b>Back Porch</b>	<b>1.94m x 1.10m (6'3 x 3'6)</b>



### General

All floor coverings, light fittings and white goods are included in the asking price. Some other items of furniture may be available by separate negotiation.

### Services

Mains water, drainage and electric. Oil tank.

### Council Tax

Council Tax Band E

### EPC Rating

F

### Post Code

IV40 8PB

### Entry

By mutual agreement.

### Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

### Reference

EC/JD/TRUS0025/1

### Price

Offers Over £395,000

### Directions

From Inverness travel to the Isle of Skye, continue through Broadford and continue until you reach the village of Sconser. The ferry terminal is on your right. Once on the Isle of Raasay, continue up the hill from the terminal, veering right and continue along the single track road. The property is on your left, just before the 'Shop' sign and after the former Church.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

