

2 Croir, Bernera, Isle of Lewis, HS2 9LZ

Offers over £650,000



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Kitchen

Description

Ken MacDonald & Co are pleased to present to the market this unique opportunity to purchase this 4-bedroom property situated on approximately 27 acres of land in the rural township of Bernera. This home has been handed down through several generations for the past 100 years, embracing a deep connection with the land.

Upon entry, you are welcomed into a panoramic conservatory that boasts stunning views overlooking Loch na Muilne, which is known for brown trout fishing. This serene space offers an ideal spot to unwind and enjoy the breathtaking landscape. The property features a spacious lounge area with a traditional open fireplace that enhances the space by creating a relaxed atmosphere for comfortable living. Next door to the lounge is a comfortable sized kitchen where a connection has been made to the kitchen sink to provide water from a spring water well.

While modernisation of the property is a considerable factor for future enhancement, it is by no means required for immediate occupation as the property is in good decorative order. The accommodation is all on one level offering enhanced accessibility and convenience for prospective purchasers. The study space to the front of the property offers the versatility of being converted back to a small bedroom if required, offering an adaptable space that can suit various needs.



Lounge





Bedroom 1



Bedroom 2





Bedroom 3



Study





Bathroom



Hallway



Utility



Conservatory

The loft space features Velux windows and holds potential for conversion into further living space, providing the opportunity for expansion. The property benefits from UPVC double glazing and oiled fired central heating which is enhanced by the open fire located in the lounge.

Externally the property features a sizeable, easily maintained garden with mature garden shrubs and a stunning assortment of flowers making the garden a visual delight and a haven for pollinators. Adjoined to the right of the home is a single car garage, which is also suitable to use as a workshop or for storage purposes. The property is set back from the road providing the opportunity for a peaceful spot to enjoy its rural setting.

Super fast fibre optic broadband is available.

Location

The property is situated approximately 30 minutes from the village of Leurbost, where necessary amenities can be found, such as a local shop, fuel station, and primary school. Further amenities are situated in the Stornoway Town centre, which is approximately 27 miles away, offering amenities such as hairdressers, healthcare centres, a leisure centre, supermarket, and primary/secondary schools. The property is situated a short walk away from the world famous Bosta beach, renowned for its rich Iron Age history.



View & Driveway



Garden





Pebble Beach

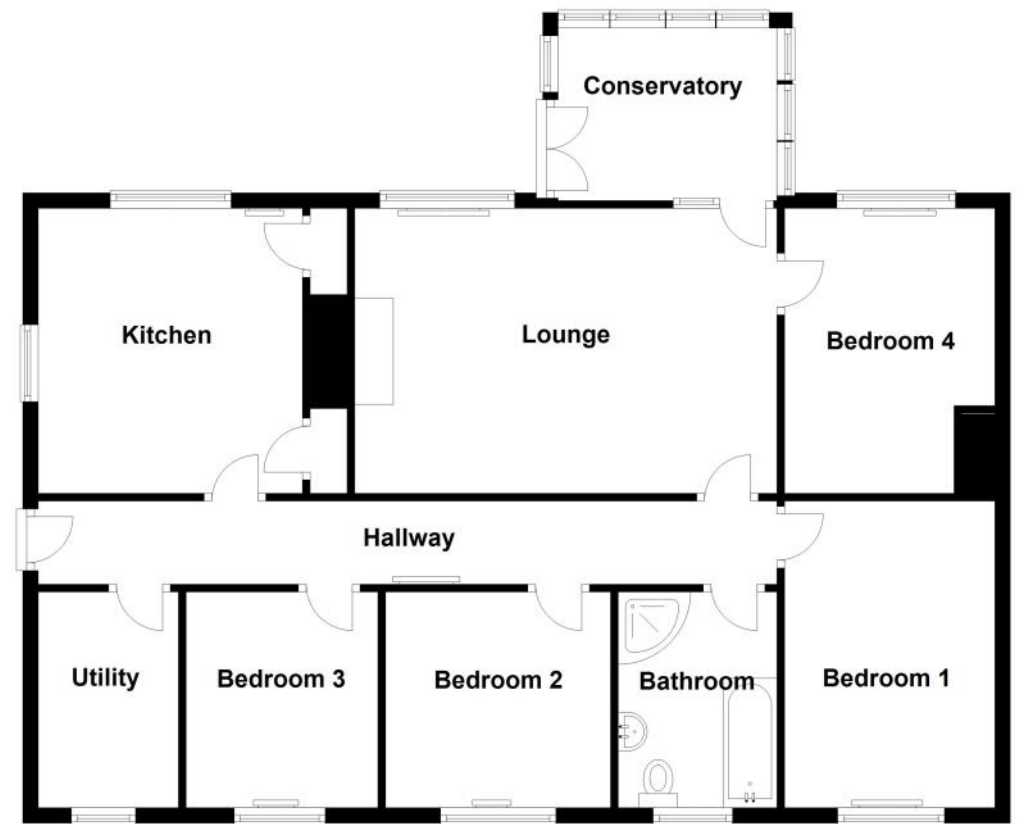
Beyond the bounded garden lies approximately 27 acres of organic former croft land, which the prospective purchaser would own outright. This land is home to many species of wildlife and wildflowers. The shoreline at the bottom of the land offers a private, secluded pebble beach, which is perfect for those who enjoy sea swimming. Three stone ruins situated on the croft add a historical element, representing previous generations who worked the land. These ruins offer the potential for restoration to their former glory, providing a unique project for those with a vision of development. Situated around the corner from the property, is a small quarry area which offers a profitable opportunity for the prospective buyer, should they wish to explore it.



Ruin

Plan description

Conservatory	2.84m (9'4") x 2.24m (7'4")
Lounge	5.48m (18') x 3.45m (11'4")
Kitchen	3.70m (12'2") x 3.43m (11'3")
Hallway	9.59m (31'6") x 1.08m (3'7")
Bathroom	2.80m (9'2") x 2.14m (7')
Bedroom 1	3.98m (13'1") x 2.73m (8'11")
Bedroom 2	2.92m (9'7") x 2.80m (9'2")
Bedroom 3	2.80m (9'2") x 2.49m (8'2")
Bedroom 4	3.70m (12'2") x 2.73m (8'11")
Utility	2.81m (9'3") x 1.82m (6')



Directions

Travelling out of Stornoway town centre passing the Co-op supermarket, take the first turning to your left and follow the main roadway for approximately 7 miles until you reach the village of Leurbost. Take the first turning to your right after the filling station and follow the road for approximately 8 miles until you reach Garynahine. Take the turning to your left signed for Uig & Bernera. Travel for approximately 3 miles and turn to your right, signposted for Bernera. Following the roadway across the bridge into the district of Bernera, travelling along this road past the villages of Breaclet and Tobson. Once you reach the sign posted for Bosta and Croir, proceed down the Bosta road and 2 Croir is the second property on the right-hand side.

Prospective purchasers are advised to note formal interest with Ken Macdonald & Co as soon as possible after viewing in order that they may be informed of any closing date.

Property to Sell

We offer a friendly and professional service to assist you through a successful sale.

Property to Buy

Having seen a property you wish to purchase, we can guide you through the process to make it as stress free as possible.

Valuation Service

This service is free of charge and gives you the opportunity for an informal discussion on the marketing and sale of your property.

Legal Services

As well as residential and commercial conveyancing, we also offer a full range of legal services covering executries criminal and civil court, matrimonial matters, personal injury and crofting law.

General: Whilst we endeavour to make these particulars as accurate as possible they are set out as a guide only and are not guaranteed. All measurements are approximate and are intended for general guidance only. Room sizes are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the services or any of the equipment or appliances in the property we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS.

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