



Haultin View, Rhenetra, Snizort, Portree, Isle of Skye, IV51 9XF
Offers Over £185,000

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Haultin View is a beautifully presented detached three bedroom house in the peaceful crofting township of Rhenetra, a short drive from the island's capital, Portree. Set in an elevated position the property boasts stunning views over the surrounding countryside, and River Haultin, towards the Cuillin Mountains to the south.

- Detached Property
- Three Bedrooms
- Spacious Gardens
- Family Home
- Detached Garage
- Quiet Countryside Location

Services

Mains Electric, Mains Water

Tenure

Freehold

Council tax

Band D

Property Description

Haultin View is a beautifully presented detached three bedroom house in the peaceful crofting township of Rhenetra, a short drive from the island's capital, Portree. Set in an elevated position the property boasts stunning views over the surrounding countryside, and River Haultin, towards the Cuillin Mountains to the south.

Haultin View is a well presented three bedroom property in Rhenetra, by Kensaleyre, affording beautiful views over the surrounding countryside towards the Cuillin mountains. The tastefully decorated property has been lovingly maintained by the current owners and offers spacious family living in a tranquil location.

The accommodation within is set out over one floor and comprises of: entrance vestibule, hallway, dining lounge, kitchen, three bedrooms and bathroom. There is also a rear lobby and cloakroom. The property further benefits from UPVC double glazing throughout, oil fired central heating and a multi-fuel stove in the lounge which can be used to heat the water.

Externally, the property occupies an elevated position and has a driveway leading from the township road. The wraparound garden grounds extend to approximately 0.35 acres are planted with mature trees and bushes with the area to the front of the house laid to lawn. Parking is provided at the bottom of the driveway and there is also a detached single car garage. There is shared access over a grass track to the garage which runs behind the property. This is accessed just past the property beyond Haultin View.

Haultin View will make an excellent family home and viewing is highly recommended to appreciate what is on offer.

**** Please note the property is not mortgageable due to its construction type ****



Entrance Vestibule (5' 5.75" x 7' 6.16") or (1.67m x 2.29m)

Large entrance vestibule is accessed via 2 steps from the garden via a clear UPVC door with glazed side panel. Carpeted. Painted . Access is provided to the hall via a glazed timber door.

Hallway (8' 0.06" x 12' 6.79" Max) or (2.44m x 3.83m Max)

L-shaped hallway providing access to lounge, kitchen, bathroom and three double bedrooms. Storage cupboard. Carpeted. Painted. Loft hatch.

Living/Dining Room (20' 4.49" x 21' 1.94" Max) or (6.21m x 6.45m Max)

Spacious and bright lounge with large picture window to the front elevation boasting stunning views over the garden and surrounding countryside. The dining area has a window to the side. Wood burning stove with back boiler. Carpeted. Painted. Access to kitchen.

Kitchen (10' 7.95" x 11' 8.55") or (3.25m x 3.57m)

Fully equipped kitchen with a good range of wall and floor units with contrasting worktops and splash back. One and half bowl composite sink and drainer. Window to rear with view to garden. Space for white goods. Cupboard housing hot water cylinder. Carpet tile flooring. Accessed from the hall and lounge.

Master Bedroom (12' 2.06" x 12' 6") or (3.71m x 3.81m)

Large master bedroom with window to rear elevation affording view to the garden. Built-in wardrobes. Carpeted. Painted. Access to en suite shower room.

En-suite shower room (2' 7.89" x 7' 3.8") or (0.81m x 2.23m)

Compact en suite shower room comprising W.C., wash hand basin and shower. Respatex wet wall at shower at wash hand basin. Extractor fan. Laminate flooring. Painted.

Bedroom 2 (9' 3.42" x 13' 4.24") or (2.83m x 4.07m)

Generously sized double bedroom with window to rear elevation. Carpeted. Painted.

Bedroom 3 (7' 7.73" x 10' 0.87") or (2.33m x 3.07m)

Double bedroom with window to rear. Carpeted. Painted. Currently used as a study / music room.

Bathroom (8' 5.18" x 5' 9.68") or (2.57m x 1.77m)

Family bathroom comprising white W.C., vanity wash hand basin and bath with electric shower over. Frosted window to rear. Respatex wet wall to bath / shower. Heated towel rail. Vinyl flooring. Painted. Extractor fan.

Rear Lobby (6' 5.17" x 4' 4.76") or (1.96m x 1.34m)

Rear lobby with frosted, glazed UPVC door to rear garden. Vinyl flooring. Painted. Consumer unit. Access to W.C. Access to kitchen.

W.C (3' 2.58" x 4' 4.36") or (0.98m x 1.33m)

Cloakroom comprising W.C. and corner wash hand basin. Frosted window to side. Respatex wet wall at basin. Painted. Extractor fan.

Detached Garage (10' 4.8" x 17' 0.72") or (3.17m x 5.20m)

Block construction garage with electricity connection. Concrete floor.

External

Externally, the property occupies an elevated position and has a driveway leading from the township road. The wraparound garden grounds extend to approximately 0.35 acres are planted with mature trees and bushes with the area to the front of the house laid to lawn. Parking is provided on the driveway and there is also a detached single car garage. There is shared access to the garage which runs behind the property and is accessed just past the property beyond Haultin View.



Ground Floor

Approx. 107.5 sq. metres (1157.1 sq. feet)



Total area: approx. 107.5 sq. metres (1157.1 sq. feet)

Illustrative only. Not to scale.
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B		90	(81-91) B		
(69-80) C			(69-80) C		79
(55-68) D			(55-68) D		
(39-54) E	48		(39-54) E	40	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.