

ANDERSON BANKS

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CUITHIR HOUSE

GREAN, ISLE OF BARRA, WESTERN ISLES HS9 5XU



- IMPOSING FORMER MANSE LISTED GRADE "B" WITH HISTORIC SCOTLAND
- FULL RENOVATION REQUIRED
- 3 STOREYS, 2 ADDITIONAL WINGS
- 5 BEDROOMS, 2 PUBLIC ROOMS
- FORMERLY USED AS A B&B
- GROUNDS EXTEND TO 2 ACRES OR THEREBY INCLUDING A WALLED GARDEN AREA AND OUTBUILDINGS
- EPC RATING F21

OFFERS IN THE REGION OF £110,000

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The subjects for sale comprise a substantial traditional three storey house with attached wings which was originally built as a Manse circa 1816 and was recently in use as a bed and breakfast establishment.

This impressive property is in need of substantial renovation and modernisation. The house is listed category "B" with Historic Scotland and it is important that the implications of this are fully investigated.

Occupying a private, rural location on the western side of the Isle of Barra, and set in its own grounds which extend to approx. 2 acres, with agricultural land all around, and the added benefit of a walled garden and stone and timber outbuildings which are also in need of renovation. This property has huge potential either as a substantial family home or as self-catering and bed and breakfast accommodation.

The main commercial centre of Castlebay is some 10 miles distant and within easy reach of Cuithir. Amenities include supermarkets, bank, post office, doctor's surgery and hospital together with the ferry terminal with sailings to Oban and Lochboisdale with a further ferry located at Ardmore with sailings to Eriskay. The Isle of Barra also boasts the unique airport situated in the shallow bay of Traigh Mhòr which is the only one in the world where scheduled flights use the beach as a runway. The airport offers regular flights to Glasgow.

Accommodation comprises:

GROUND FLOOR

KITCHEN 4.8m x 3.3m Range of handmade units. Double Belfast sink. Window. V-lining to walls. Glass panelled door to walled garden. Archway to dining room.

DINING ROOM 4.8m x 4.8m Partially wood panelled. Windows to front and rear. Exterior door to front. Alcove. Door to sitting room. Door to rear passage. V-lining to ceiling.

SITTING ROOM 4.8m x 4.1m Partially v-lined. Timber fireplace fitted with solid fuel stove. Storage heater. Shelving. Window to front of property. Door off to hall.

HALL 8.8m x 2.4m Double glass panelled doors leading to front porch. Timber stairs leading to upper floors. Door to rear corridor with window to rear. Doors off to lounge and sitting room.

FRONT PORCH 1.1m x 1.7m Window to side. Exterior door with glass panels. Electricity meters. Door to WC

WC 1m x 0.7m White WC and hand basin. Window to front

LOUNGE 5.2m x 4.8m Solid fuel stove set in timber fireplace. Windows to front and rear. Shelved alcove. Door off to wing.

WING 8.2m x 4.8m Stone floor and some exposed stone walls together with some wood panelling. Windows to front. Exterior door. Wooden stairs leading to upper attic storage area fitted with two Velux windows.

FIRST FLOOR

LANDING 1.4m x 4.8m Landing area with window on the half landing to the rear. Doors off to bedrooms and bathroom. Walk-in wardrobe. Stairs leading to second floor

BEDROOM ONE 5.4m x 4.8m Window to front. Stripped and painted wooden floorboards. Shelving.

BEDROOM TWO 5.4m x 3.3m Window to front. White hand basin

BATHROOM 3.8m x 4.3m Suite comprising bath, WC and hand basin. Window to front. Shelving. Airing cupboard off housing water cylinder and extensive shelved area.

SECOND FLOOR

LANDING Landing area with window on the half landing to the rear. Doors off to bedrooms

BEDROOM THREE 4.8m x 4.3m Window to front. Hand basin. Coombed ceiling

BEDROOM FOUR 4.8m x 4.3m Window to front. Hand basin. Coombed ceiling

BEDROOM FIVE 3.8m x 3m Window to front. Hand basin. Coombed ceiling. Attic hatch

OUTSIDE Set in approx. 2 acres of grounds mainly laid to rough grass with an area planted with trees. There are a number of stone outbuildings in need of renovation together with a wooden shed. Walled garden.

COUNCIL TAX The property is currently listed in Band E

SERVICES Mains electricity, water and drainage to a septic tank

EPC Rating F21

ENTRY By mutual arrangement.

POST CODE HS9 5XU

VIEWING Strictly by prior arrangement through the selling agents.

PRICE Offers in the region of **£110,000** are expected

HOME REPORT A copy of the Home Report will be made available to prospective purchasers at a cost of £10 + VAT. Alternatively, a copy of the report can be emailed to interested parties free of charge.

TRAVEL Please see www.calmac.co.uk for ferry information to and from the Western Isles and www.flybe.com for flight information.

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.

22 Argyll Square, Oban, PA34 4AT
Tel: 01631 563158 Fax: 01631 565459
Email: info@andersonbanks.co.uk

Uachdar, Isle of Benbecula, Western Isles, HS7 5LY
Tel: 01870 602061 Fax: 01870 602878
Email: uist@andersonbanks.co.uk



