



5 AND 6 NORTHTON

LEVERBURGH, HARRIS

West coast machair at the end of the village



5 AND 6 NORTHTON, LEVERBURGH, HARRIS

A charming, decrofted house and registered croft in a stunning coastal setting.

Leverburgh 3 miles ■ Tarbert Ferry Terminal 18 miles
Stornoway 54 miles.

- Two Reception Rooms. Three Bedrooms.
- A sensitively modernised decrofted house.
- Two separate blocks of owner occupied croftland, one on the machair.
- Beautiful views over the surrounding landscape.
- Close to spectacular white sandy beaches.

About 3.4 hectares (8.4 acres) in all.

Offers over £325,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 **OnTheMarket.com**



SITUATION

The island of Lewis and Harris is in the Outer Hebrides and the largest island in Scotland. A place of diverse landscapes, fascinating history and a strong cultural heritage, the island is the ultimate get away from it all destination.

No 5 and 6 Northton is in the crofting township of Northton on the beautiful west coast of Harris. The property comprises an attractive, traditional, decrofted house with adjacent registered croftland and a separate block which lies a short distance away on the machair.

Northton is a crofting township that lies scattered along the single-track road that leads to a spectacular headland of white sandy beaches, fertile machair, coastal walks and a historic ruined temple. The coastline is dotted with beaches ranging in size from the small to the 3 miles wide Luskentyre and Scarista beaches, all with stunning views over clear blue seas to the neighbouring islands of the Outer Hebrides. Walks to the beaches are along the paths and tracks that crisscross the machair, the fertile low-lying ground along the coast which is abundant with wildflowers and birdlife.

Nearby Leverburgh has a shop and primary school, while secondary schooling is available in Tarbert. Stornoway, about a 1.5 hours' drive away, has a wider range of shops and facilities along with its airport and ferry terminal.

DESCRIPTION

Northton House is a traditional former croft house. The property was fully modernised about 25 years ago and since then has been very well maintained with full interior refurbishment and exterior painting less than ten years ago.



The double aspect sitting room with open fire.



The double aspect dining room with door to kitchen.



The fitted kitchen with integral appliances.

The house has comfortable and well laid out accommodation with two double aspect reception rooms, both with open fires, on the ground floor as well as a fitted kitchen and bathroom with bath and walk-in shower, and three bedrooms and a further bathroom on the first floor. The rooms are spacious and filled with light and there are glimpsed views to Scarista beach from the bedrooms.

The property is approached from the single track public road, a gateway opening to a driveway over which the owners have a right of access. The The decrofted grounds extend to approximately 0.44 acres and are laid mainly to lawn with a gravel parking area adjacent to the house.

ACCOMMODATION

Ground Floor - Conservatory Porch. Entrance Hall. Sitting Room. Dining Room. Kitchen. Bathroom.
First Floor - Three Bedrooms. Bathroom.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	EPC
Mains	Private	Night Storage Heaters	B	Superfast Broadband available	F

MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items may be available by separate negotiation.

THE CROFT

The registered, owner occupied croft land lies in two separate blocks. One block is adjacent to the decrofted house and extends to approximately 4.4 acres. The land is laid mainly to rough grass and is suitable for livestock grazing. Within the croft there is a single garage and a ruined stone barn offering the potential for development subject to the necessary consents.

The remaining croft land lies a short distance away and extends to approximately 3.7 acres. Set on the machair, this land provides rich summer grazing.

Purchasers should be aware that croft land is regulated by the Crofting Commission and the purchaser will be required to abide by certain duties with regard to the croft land. Further information is available from <https://www.crofting.scotland.gov.uk/>

VIEWING

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.

SOLICITORS

Findlay Boyd, MacLeod and MacCallum, 28 Queensgate, Inverness

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:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) 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.

MORTGAGE FINANCE

Galbraith has an alliance with Fox Private Finance, a brokerage with a bespoke approach to funding. Through their relationships with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information contact Matthew Griffiths, Duddingston House, Edinburgh EH15 1RB. Tel: 0131 510 9250.



Bedroom 1



Bedroom 2



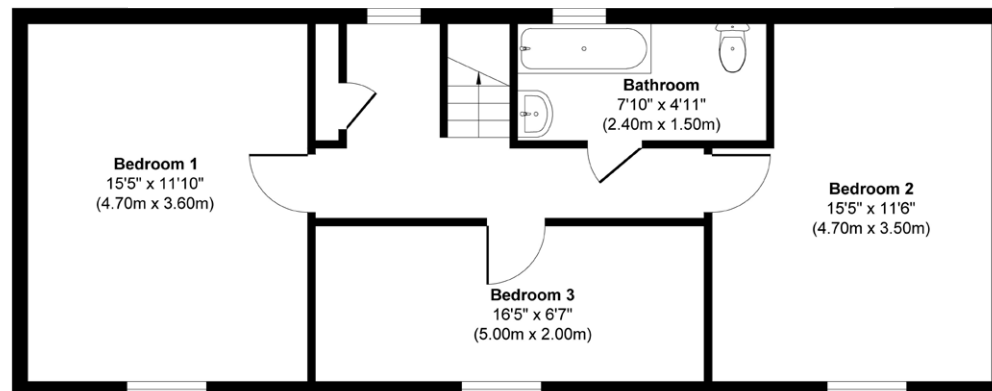
A beach within walking distance.



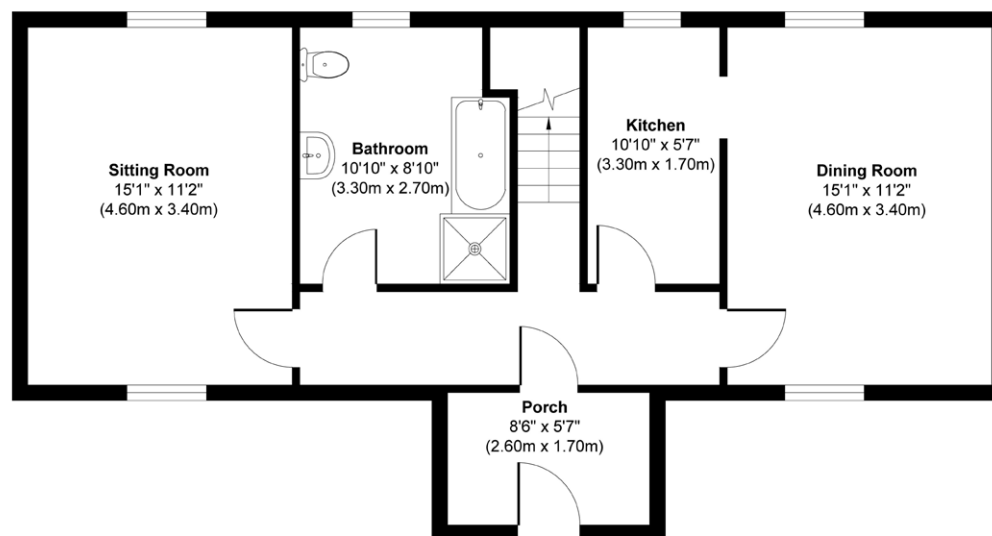
Machair close to the village.



House on the West Coast of Harris, Leverburgh



Second Floor
Approximate Floor Area
613 sq. ft
(57.04 sq. m)



Ground Floor
Approximate Floor Area
659 sq. ft
(61.27 sq. m)

Approx. Gross Internal Floor Area 1272 sq. ft / 118.31 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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. Photographs taken in July 2021.

A view to Scarista beach from the nearby golf course.



Galbraith


RESPONSIBLY PRINTED
PLEASE RECYCLE