



**THORRO HOUSE**  
3 RODEL, ISLE OF HARRIS



## THORRO HOUSE, 3 RODEL, ISLE OF HARRIS

Modern well appointed house and established business in the shelter of the Scrannabhal & Roineabhal hills.

Tarbert 22 miles ■ Stornoway 58 miles.

### Thorro House

- One Reception Room. Four Bedrooms.
- A well-appointed family house.
- Easily managed grounds.
- Garden cabin and workshop.

### Rodel Valley Cabins

- Established and successful holiday letting business.
- Two eco-friendly cabins.
- Close to stunning west coast of Harris.

About 0.23 hectares (0.57 acres) in all.

Offers over £610,000

# Galbraith

Inverness  
01463 224343  
inverness@galbraithgroup.com



## SITUATION

Thorro House and Rodel Valley Cabins are in the crofting township of Rodel on the south west coast of Harris. The property is set in a beautiful unspoilt landscape of grazing land and hills and is an ideal base from which to enjoy the area. Once the capital of Harris, Rodel is a beautiful historic village, popular for its stunning coastal landscape and historic St Clement's Church, the spire of which can be seen from Thorro House.

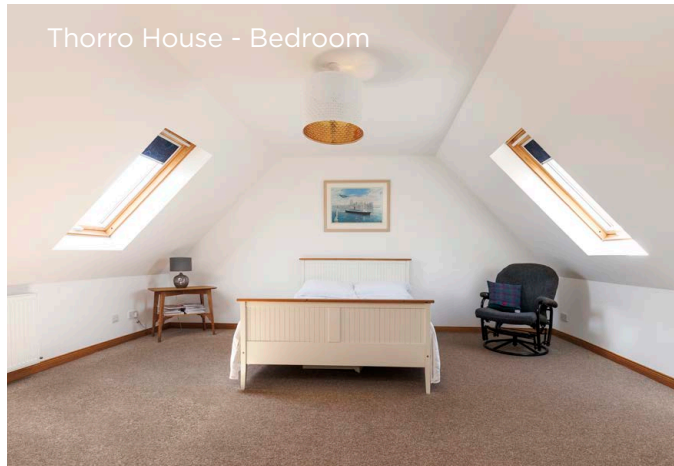
The island of Lewis and Harris is in the Outer Hebrides and is the largest island in Scotland. A place of diverse landscapes, fascinating history and a strong cultural heritage, the island is the ultimate get away from it all destination. The coastline is dotted with beaches ranging in size from the 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 in 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 with further ferry routes from Leverburgh to Uist and Tarbert to the Isle of Skye.

## DESCRIPTION

### THORRO HOUSE

Thorro House was built by the current owners and was completed in 2005. Using a Scotframe structure, the house has been finished to a high standard with excellent levels of insulation, double glazing, engineered oak flooring and good quality fittings. The main living accommodation is on the ground floor, while the spacious first floor has a generous open plan office/games room/studio and fourth bedroom. Subject to the necessary consents, there is the potential for sub-division of the games room/office area and, with plumbing already in situ, the creation of an en suite in bedroom four.





**ACCOMMODATION**

**Ground Floor** - Entrance Vestibule. Entrance Hall. Sitting Room. Dining Room. Dining Kitchen with Family Area. Utility Room. Master Bedroom with walk-in Wardrobe and en suite Shower Room. Two further Bedrooms. Bathroom.

**First Floor** - open plan Office/Games Room/Studio. Bedroom 4.

**GARDEN GROUNDS**

The property is approached from the public road, a gateway opening to a gravel parking area at the side of the house.

The grounds at Thorro House extend to approximately 0.27 acres. The gardens are laid mainly to grass with a sheltered flagstone and decked patio to the rear.

**OUTBUILDINGS**

**Garden Cabin**

4.5 m x 3.4 m

Timber clad and with insulated and lined interior walls, concrete floor, fitted work bench, power and light. Currently used as a Harris Tweed weaving room.

**Workshop**

3.4 m x 3.3 m

With fitted worktop, shelving, plumbing for washing machine, power light and concrete floor.

**Lean-to Garden Store**

3.5 m x 1.3 m

With power, light and concrete floor.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Mains	Private	Oil fired and wood burning stove	D	Wi-Fi Internet	C	Freehold

**MOVEABLES**

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

**RODEL VALLEY CABINS**

**DESCRIPTION**

The cabins lie together within an enclosed area of approximately 0.3 acres. Named individually Roineabhal and Scrannabhal after the hills on either side of the valley, these eco-friendly cabins were constructed in 2008 and 2010 respectively. Both are very well-appointed with wood burning stoves, saunas, Jacuzzis and Bose sound systems, while Scrannabhal is pet friendly with vinyl floors in the main living areas. The cabins are well-maintained and replacement fittings and upgrading is carried out as required.

Electricity is generated by small wind turbines with an agreement in place for discounted electricity for the lifetime of the turbines.

**ACCOMMODATION IN EACH CABIN**

Entrance Hall. Sitting Room. Dining Kitchen. Master Bedroom. Bedroom 2. Bathroom.



## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Rateable Value	Broadband	EPC
Mains	Private	Wind powered electric heating and wood burning stoves.	£3,600	Wi-Fi Internet	C

### HOLIDAY LETTING BUSINESS

Rodel Valley Cabins is a highly successful holiday letting business offering year round lets. The business, which has been operational since 2008, is managed by the sellers through their own website <http://www.rodelvalley.com/> and has high occupancy levels and many repeat bookings. Currently, the business is only advertised through the website, however, the potential exists to increase turnover with a more active marketing strategy.

Turnover averages £27,000 per annum. Further information is available on request.

The sellers may be able to offer a housekeeping service and further information on this is available on request.

### DIRECTIONS

Exact grid location - What3Words - \\\ <https://w3w.co/outdone.finger.configure>

### MOVEABLES

The cabins are sold fully furnished.

### NOTES

The sellers have submitted a planning application to build a house on the land opposite Thorro House.

The small paddock to the rear of Thorro House which doesn't form part of the sale, is owned by the sellers and is under crofting tenure.

The sellers may consider offers for Thorro House on its own.

### 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.

### POST CODE

HS5 3TW

### SOLICITORS

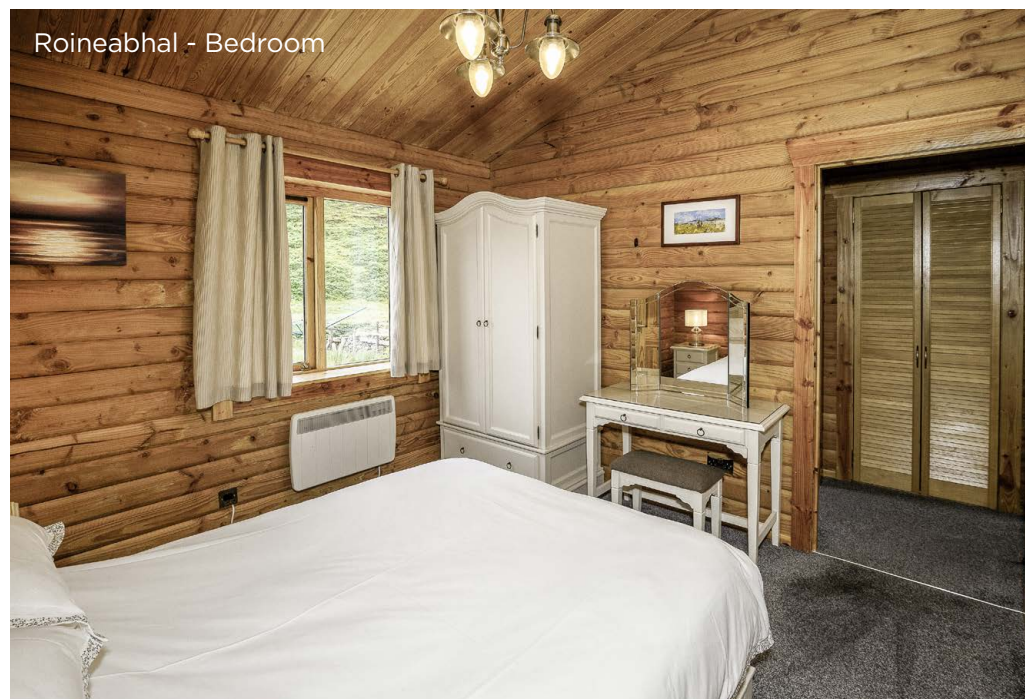
FMS Law Limited  
Bridge Road  
Portree  
Isle of Skye  
IV51 9ER

### 2017 ANTI MONEY LAUNDERING REGULATIONS

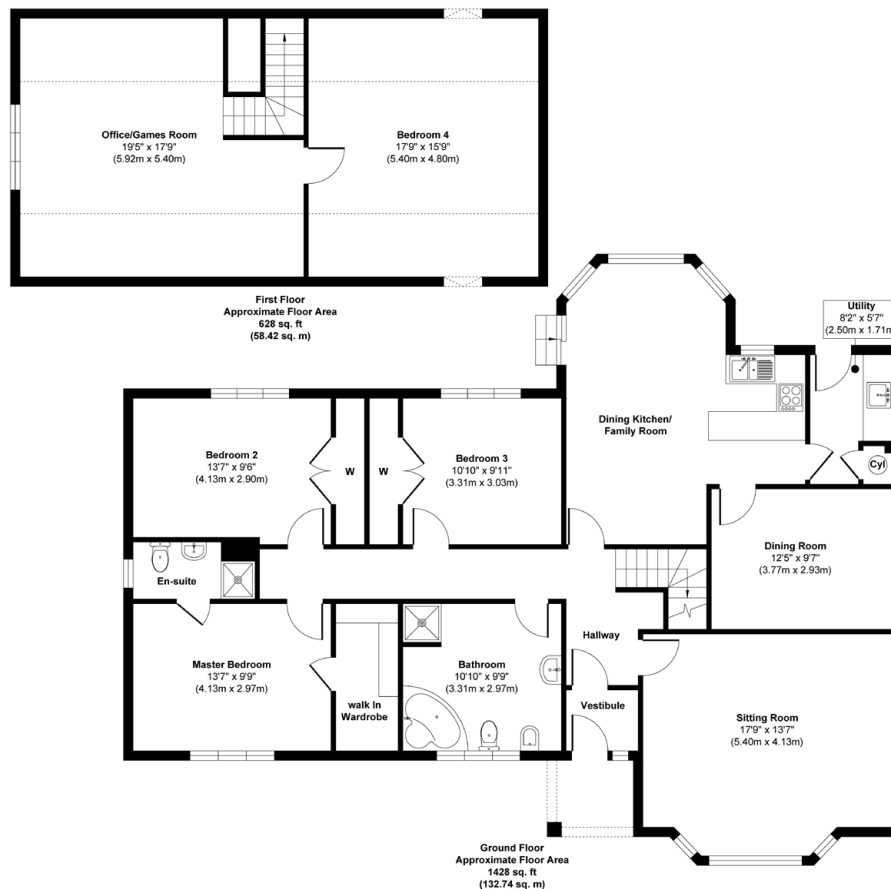
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

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



## Thorro House, Rodel, Isle of Harris HS5 3TW



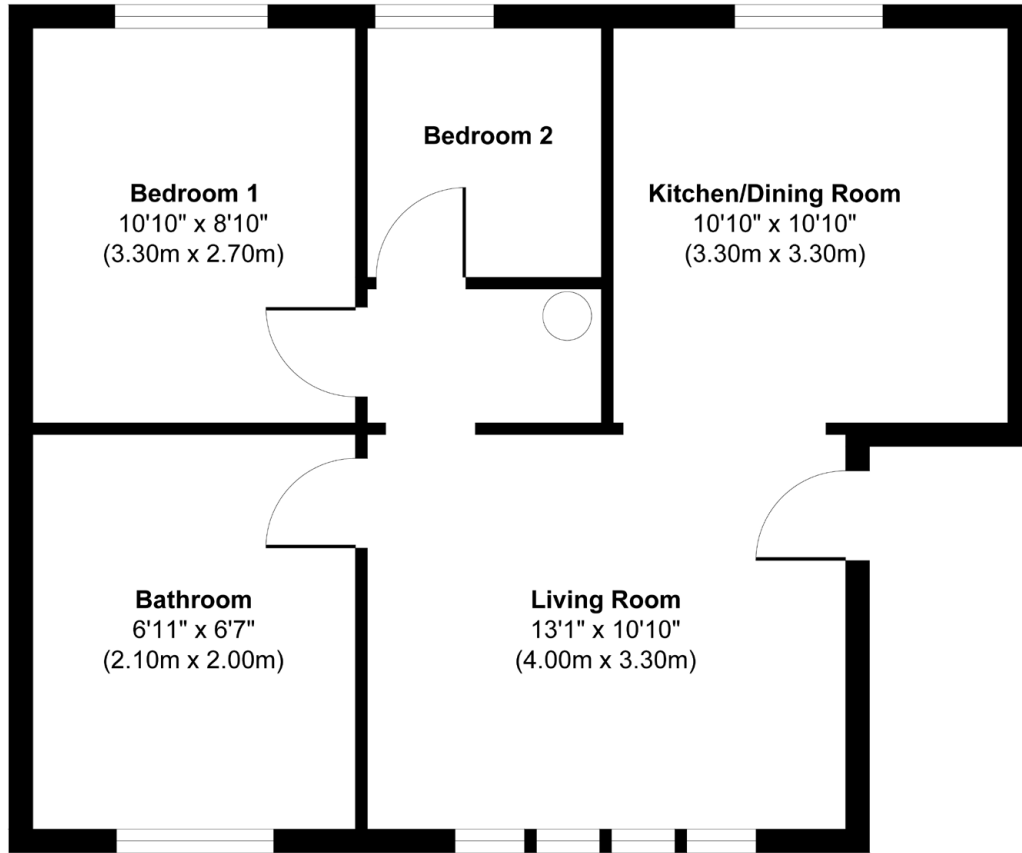
**Approx. Gross Internal Floor Area 2056 sq. ft / 191.16 sq. m**

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. House photographs taken in June 2023, cabin photographs taken in July 2022.

**Rodel Valley Cabins, Isle of Harris, Eilean Siar HS5 3TW**

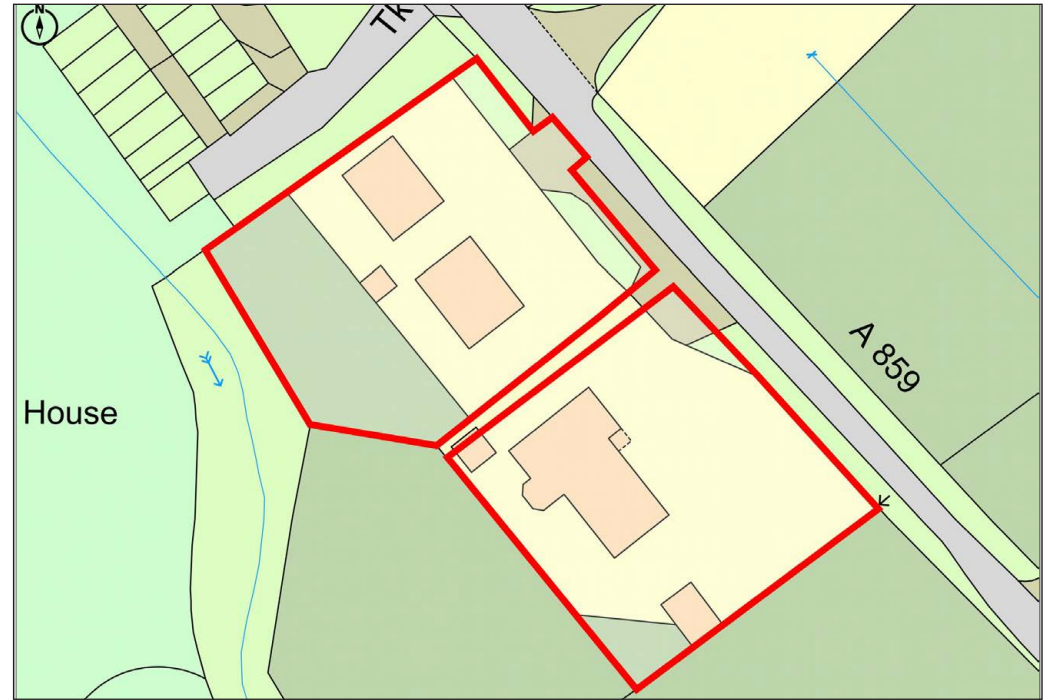


**Floor Plan**  
Approximate Floor Area  
**644 sq. ft**  
(58.90 sq. m)

**Approx. Gross Internal Floor Area 644 sq. ft / 58.90 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property







**Galbraith**

  
RESPONSIBLY PRINTED  
PLEASE RECYCLE