

Galbraith



SAETR

3 TEANGUE, ISLE OF SKYE



SAETR, 3 TEANGUE, ISLE OF SKYE, IV44 8RE

A contemporary house and separate building plot with stunning water and mountain views.

Broadford 12 miles ■ Skye Bridge 16 miles.

FOR SALE AS A WHOLE OR IN TWO LOTS

LOT 1 - SAETR HOUSE

- One Reception Room. Four Bedrooms.
- A beautifully presented, energy efficient house.
- Integral garage, car charging point and wood sheds.
- Easily managed grounds with woodland.

About 0.24 hectares (0.59 acres) in all.

Offers over £565,000

LOT 2 - SAETR BUILDING PLOT

- Elevated site with spectacular views.
- Separate access from the public road.
- Full planning consent for a one bed Heb Home house.
- Services to the edge of the site.

About 0.25 hectares (0.61 acres) in all

Offers over £110,000

Galbraith

Inverness
01343 546362
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 OnTheMarket





SITUATION

Saetr House and Building Plot are in the crofting township of Teangue on the Sleat peninsula on the Isle of Skye. The property is in a beautiful setting with elevated views to the Sound of Sleat and beyond to the mountains of Knoydart and Kintail.

The Isle of Skye is the best known of the Inner Hebridean islands. Famous for its romantic, historical associations and magnificent landscape dominated by the Cuillin hills, the island is very popular, attracting many tourists throughout the year as well as those who seek to enjoy a peaceful lifestyle in unspoilt and beautiful surroundings. The Sleat peninsula, known as the Garden of Skye, has a mild climate and gentle, lush landscape and is easily accessible both from the Skye bridge and Mallaig to Armadale ferry. The many coastal and forestry trails, small islands and inlets and locally available moorings make it an ideal location for the outdoor enthusiast. Armadale Castle and the Museum of the Isles nearby are popular visitor attractions with beautiful gardens and many walks within the castle grounds.

Broadford, about 12 miles away, has a good range of shops and facilities, while Sleat primary school and GP surgery are about two miles away and a wider range of amenities and secondary schooling are available in Portree. Inverness, about a 2 hours' drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION - LOT 1

Saetr, which was designed by a Broadford based architect, is of timber frame and larch clad construction under a slate roof. This use of natural materials and the design which incorporates many of the features of a traditional black house, allow the house to sit comfortably in the landscape, while its elevation takes advantage of the stunning views. The property is highly energy efficient with an air source heat pump, excellent insulation, Morso wood burning stone in the sitting room, the benefits of solar gain and pv solar panels. The panels provide enough energy to run most of the electrical appliances in the house, though the car charging point is powered via the mains.

The current owners purchased the property in 2021 and have carried out improvements including the installation of a custom-built kitchen with an Everhot electric range style cooker, a dressing room in the master bedroom, wood floors on the first floor and remote control blinds on the Velux windows. The accommodation is beautifully presented with high quality finishes and fittings, while the extensive windows fill the house with coastal light and extend the sense of space into the landscape.

ACCOMMODATION

Ground Floor - Entrance Hall. Open plan Sitting Room and Dining Kitchen with wood burner. Utility Room. Master Bedroom with En Suite and Dressing Room. Bedroom 2. Bathroom. First Floor - Landing. Two Bedrooms. Shower Room.

GARDEN GROUNDS

The property is approached from the public road, a driveway over which the owners have a right of access leading to the private driveway which in turn leads to a parking area at the side of the house.

The grounds extend to approximately 0.59 acres. The gardens are managed to blend with the surrounding countryside and to encourage wildlife, with mown paths through long grass and mature mixed woodland.



OUTBUILDINGS

Garage

Integral to the house and with electric door, fully lined interior, fitted shelving, power and light.

PLANNING PERMISSION AND DEVELOPMENT PROPOSALS

Full planning permission reference 23/01995/FUL has been granted for a property on land that lies SW of Saetr.

https://www.highland.gov.uk/info/180/planning_-_applications_warrants_and_certificates/143/planning_permission/4

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Air source heat pump supplying under floor heating ground floor and a radiator in first floor shower room. Electric panel heater in one first floor bedroom.	Band F	Fixed Wireless by North Sat*	Available*	Band A	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Exact grid location - Saetr - What3Words - <https://what3words.com/soak.regularly.stray>

Plot - What3Words - <https://what3words.com/extensive.feed.prompting>

MOVEABLES

All fitted floor coverings, blinds, white goods and light fittings are included in the sale. Further items may be available by separate negotiation.

DESCRIPTION - LOT 2

Saetr Building Plot is an elevated site lying to the rear of Saetr House and with spectacular views over the Sound of Sleat to the mountains of Knoydart and Kintail.

Detailed planning consent Reference No: 22/06141/FUL was granted on 29th May 2023 for a single storey, one bedroom Heb Home house <https://www.hebhomes.com/>. Heb Homes is a Glasgow based company specialising in eco-friendly designs, inspired by traditional Hebridean architecture.

Access to the site is to be taken from the public road, services are close to the site and drainage will be to a septic tank.





VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV44 8RE

SOLICITORS

Levy & McRae
70 Wellington St
Glasgow G2 6UA

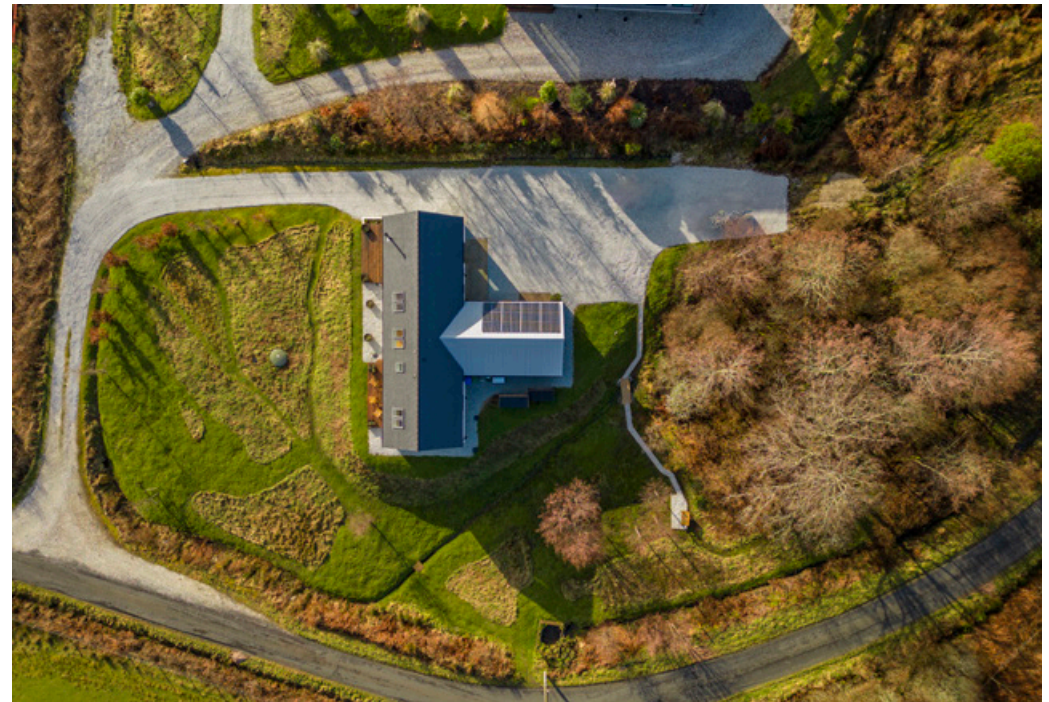
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.



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Saetr, 3 Teangue, Isle of Skye, IV44 8RE

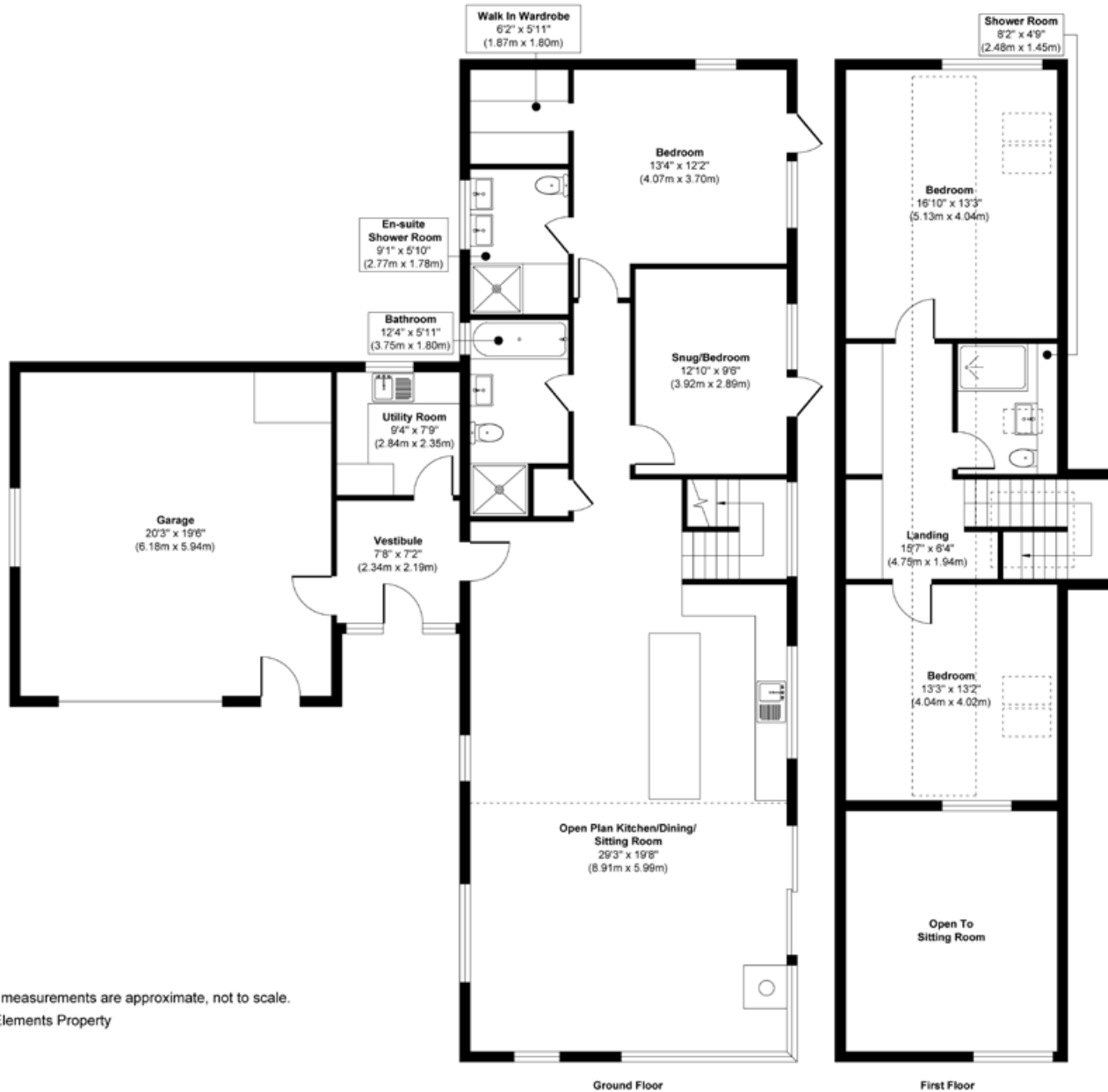


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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 sale 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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in February 2024.





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