



THE OLD MANSE
SCALPAY, ISLE OF SCALPAY



THE OLD MANSE, SCALPAY, ISLE OF SCALPAY

A house of historic note in a stunning coastal setting.

Tarbert 7 miles. ■ Stornoway 42 miles.

- Two Reception Rooms. Five Bedrooms.
- Extensively renovated and with a well-presented interior.
- Attractive walled garden.
- Garage.
- Beautiful views over both the north and south harbours

About 0.13 hectares (0.33 acres in all)

Offers over £370,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

The Old Manse is in a spectacular setting on the Isle of Scalpay, a small island off the east coast of the Isle of Harris in the Outer Hebrides. Its harbour-side location allows for stunning views over North Harbour and the North Harris Hills.

Scalpay Island covers an area of about 2.5 square miles with the main township located near North Harbour. It is connected to the Isle of Harris by a bridge, and in the village there is a new Marina, a Community Centre and an award-winning Bistro. There is a beautiful circular walk that takes in the Eilean Glas lighthouse at the island's eastern tip, famous not only for being one of the first lighthouses to be built in Scotland, but also for its appearance on an episode of Call The Midwife.

Tarbert, about seven miles away, has schooling up to secondary level, a doctors' surgery and dentist, grocery stores, post office, and bank and also the ferry terminal for the direct ferry link to the Isle of Skye. Stornoway, roughly an hours drive away, has a wider range of shops and facilities along with its airport and ferry terminal to Ullapool.



DESCRIPTION

The Old Manse dates from the late 19th Century and is built on the site of a farmstead formally recognised as having been a place of refuge for Bonnie Prince Charlie after the Battle of Culloden and a modern exterior plaque commemorates this. The house is of solid granite construction.

The current owners purchased the house in 2010 and have extensively renovated much of the property to create beautifully presented, light-filled accommodation. The work carried out includes renovating the west wing, reconfiguring the first floor rooms, rewiring, and re-plumbing. The house is filled with natural light and has been sensitively redecorated to reflect the beautiful coastal setting.

The Old Manse has been a successful seasonal B&B since 2014.

ACCOMMODATION

Ground floor - Entrance Porch. Hall. Dining Room. Sitting Room. Dining Kitchen. Storage Room. Utility Room.

First floor - Three en suite Bedrooms.

Second floor - Two Bedrooms. WC. Full height, floored walk-in Loft area with power and light.



GARDEN GROUNDS

The property is approached from the public road, via a single track lane over which the owners have a right of access and leads to a parking area and single garage at the front of the house.

The grounds extend to approximately 0.33 acres. The colourful, established gardens are fully enclosed and comprise a main lawn interspersed with mature trees and shrubs, herbaceous borders and wildlife areas.

OUTBUILDINGS

Within the grounds, is a stone shed but outwith the walled garden, is a single garage with power and light.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Mains	Mains	Oil fired	D	Available	E	Freehold

DIRECTIONS

From Tarbert, follow the signs to Scalpay. Cross the bridge and at the first T-Junction turn left. Continue on this road, crossing a small bridge, until you reach the North Harbour Bistro on your right, (white building) the old School on the left - the road bends round to the left and the harbour is on your right. Take a right-hand turn (90 degrees) up a track and The Old Manse is on the right hand side.

Exact grid location - What3Words - <https://w3w.co/cleanser.model.clan>

MOVEABLES

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

NOTES

Bedroom 5, the second floor WC and the Storage Room are boarded ready to be taped and decorated.

VIEWING

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

POST CODE

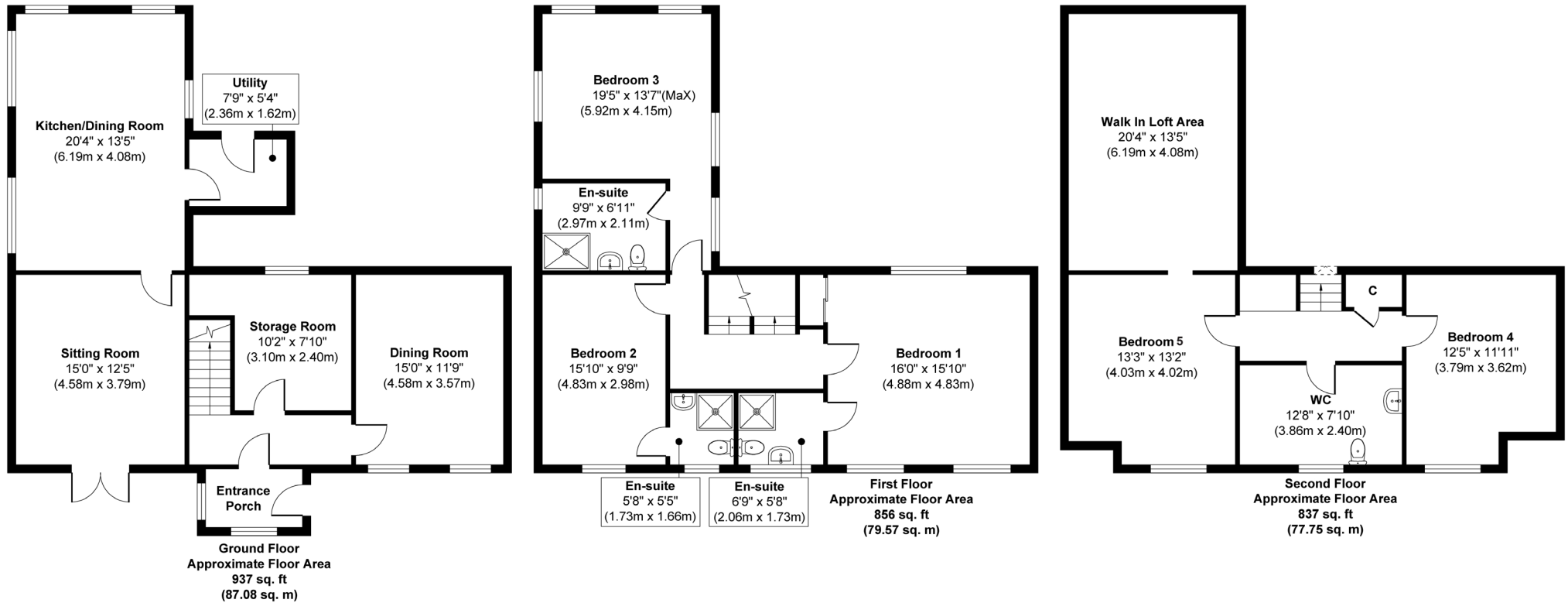
HS4 3XU

SOLICITORS

MacPhee and Partners
Airds House
Fort William
PH33 6BL



The Old Manse, Scalpay, Isle of Scalpay HS4 3XU



Approx. Gross Internal Floor Area 2630 sq. ft / 244.4 sq. m

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

Produced by Elements Property

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.

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 June 2023.

