

Galbraith



**KINLOCHFOLLART**  
DUNVEGAN, ISLE OF SKYE



# KINLOCHFOLLART, DUNVEGAN, ISLE OF SKYE

A handsome, category C listed former manse in a spectacular lochside setting.

Dunvegan 1 mile ■ Portree 22 miles ■ Skye Bridge 46 miles

- Four Reception Rooms. Six Double Bedrooms. Three Single Bedrooms. Study
- Sensitively modernised accommodation retaining original features.
- Established grounds with formal gardens and woodland.
- Extending to the shores of Loch Dunvegan.
- Stunning views to MacLeod's Tables.
- Currently a successful holiday let.

About 0.88 hectares (2.18 acres) in all.

Offers Over £725,000

## Galbraith

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket





### SITUATION

Kinlochfollart lies close to Dunvegan on the northwest of Skye. The property is in a stunning setting, its grounds extending to the shores of Loch Dunvegan and with views to Macleod's Tables.

Dunvegan is popular for its beautiful location and association with nearby Dunvegan Castle, the ancestral seat of the Clan MacLeod. The village has good shops and local facilities, while the area has excellent hotels and restaurants including the award winning Three Chimneys and the Michelin star Loch Bay. Portree, the main town on the island, has a secondary school and a wider range of shops and amenities.

The Isle of Skye is the best known of the Inner Hebridean islands off the west coast of Scotland. Famous for its romantic, historical associations and magnificent landscape dominated by the Cuillin mountains, the island is very popular attracting many tourists throughout the year, as well as those who seek to enjoy a peaceful lifestyle in unspoilt surroundings. There are many outdoor leisure pursuits available locally including hill walking, climbing, canoeing, sailing, mountain biking, and fishing, while the unspoilt countryside provides a habitat for native wildlife with regular sightings of red deer, seals, otters and birds of prey.





## DESCRIPTION

The current owners purchased Kinlochfollart, a former Church of Scotland manse, in 2016 and since then have run it as a successful holiday let. The property, which was renovated by the previous owners, has well laid out and beautifully presented accommodation over three floors with elegantly proportioned rooms retaining many original features. The layout of the interior is ideal for use either as a family home, B&B or large holiday let: the formal reception rooms are intimate and welcoming, while the generous conservatory takes advantage of the stunning setting and provides an additional space for entertaining. The magnificent dining kitchen is very well-appointed and has a new range cooker. The bedrooms on the first floor are all exceptionally comfortable and the bathrooms have high quality fittings, while supplementary rooms and a rear staircase offer the potential to create separate owners' accommodation if required.

Kinlochfollart is a successful holiday let achieving high occupancy levels and many repeat bookings.

## ACCOMMODATION

Ground Floor - Vestibule. Sitting Room. Music Room. Conservatory. Dining Room. Dining Kitchen. Cloakroom with shower. Utility. Sun Porch/Boot Room.

First Floor - Master Bedroom with Ensuite. Double Bedroom with Ensuite. Two further double Bedrooms. Laundry. Single bedroom. Family bathroom

Second Floor - Two double Bedrooms. Bathroom. Study. Two Single Bedrooms.

## GARDEN GROUNDS

The property is approached from the public road, a gateway opening to a driveway and leading to a spacious parking area at the site of the house.

The grounds extend to approximately 2.18 acres and are fringed by mature trees and shrubs. There are delightful, established gardens enclosed by dry stone walls and comprising a parterre of mixed beds and adjacent to this a semi-circular lawn interspersed with spring flowering bulbs. Outwith the formal gardens is a walk through naturally regenerating woodland and from here there is access to the loch. At the front of the house is a former tennis court providing an ideal setting for a marquee.

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

Water	Drainage	Heating	Rates	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	LPG	Self-catering unit	WiFi*	Available*	G	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>





### HOLIDAY LETS

Kinlochfollart is a successful and established holiday let, managed through Islands and Highlands Cottages <https://www.ihcottages.com/property/?id=519855&startdate=> and other websites. The property achieves high occupancy rates with many repeat bookings. Further information on the holiday lets is available on request and accounts will be made available to those who have viewed and registered their interest through their solicitor.

### DIRECTIONS

Exact grid location - What3Words - <https://w3w.co/embellish.seemingly.crawler>

### MOVEABLES

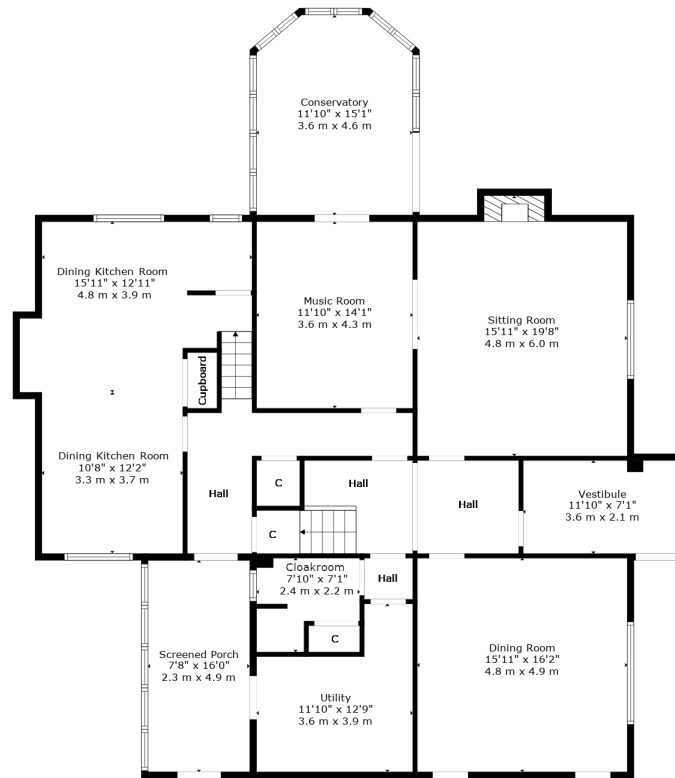
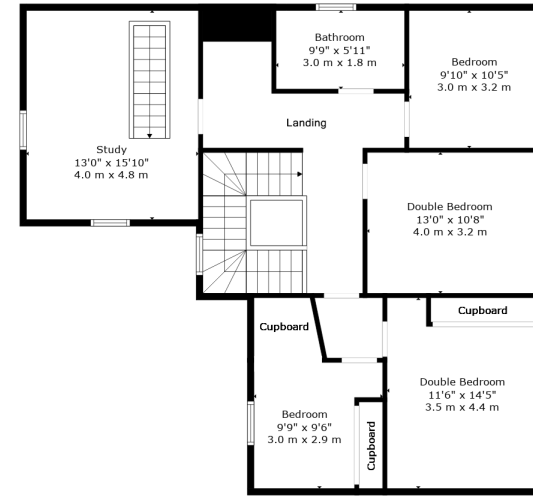
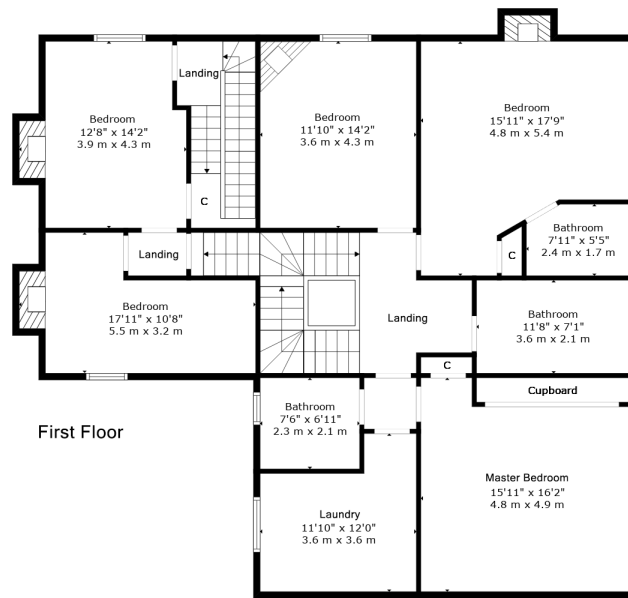
All fitted carpets, curtains and light fittings are included in the sale. Further items may be available by separate negotiation.

### 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.







**TOTAL: 4214 sq. ft, 391 m2**  
 FLOOR 1: 1786 sq. ft, 166 m2, FLOOR 2: 1583 sq. ft, 147 m2, FLOOR 3: 845 sq. ft, 78 m2  
 EXCLUDED AREAS: SCREENED PORCH: 124 sq. ft, 11 m2, FIREPLACE: 26 sq. ft, 3 m2, " ": 232 sq. ft, 23 m2

Visit Our Website - <https://www.filmworx.co.uk>

## POST CODE

IV55 8WQ

## SOLICITORS

Thorntons, Inverness  
Office 9  
Kintail House  
Beechwood Park  
Sir Walter Scott Drive  
Inverness  
IV2 3BW

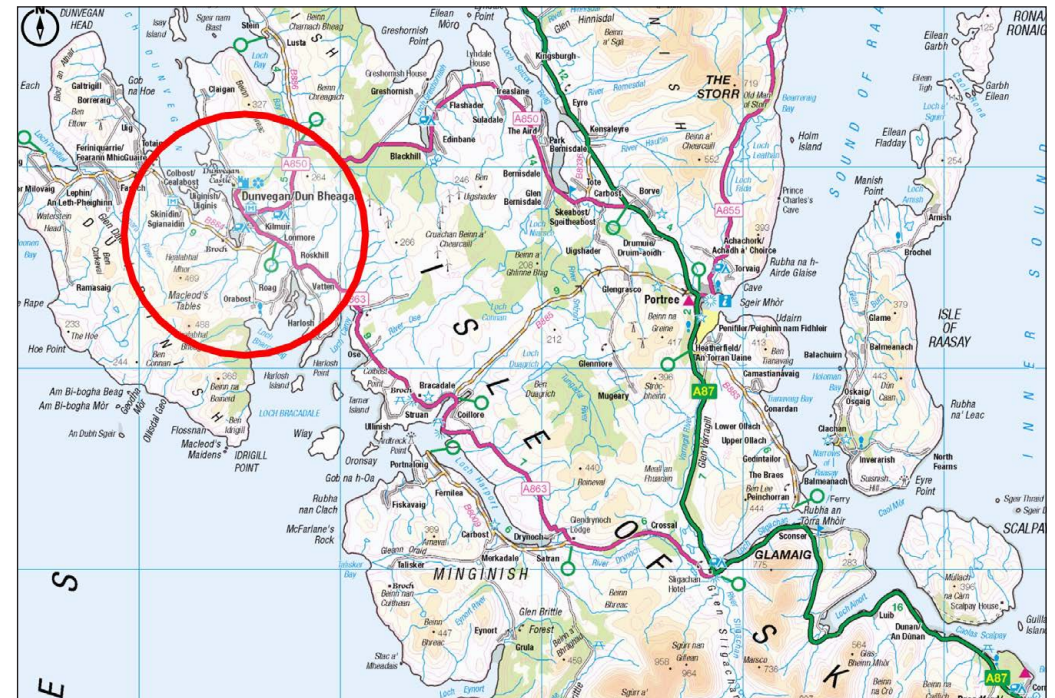
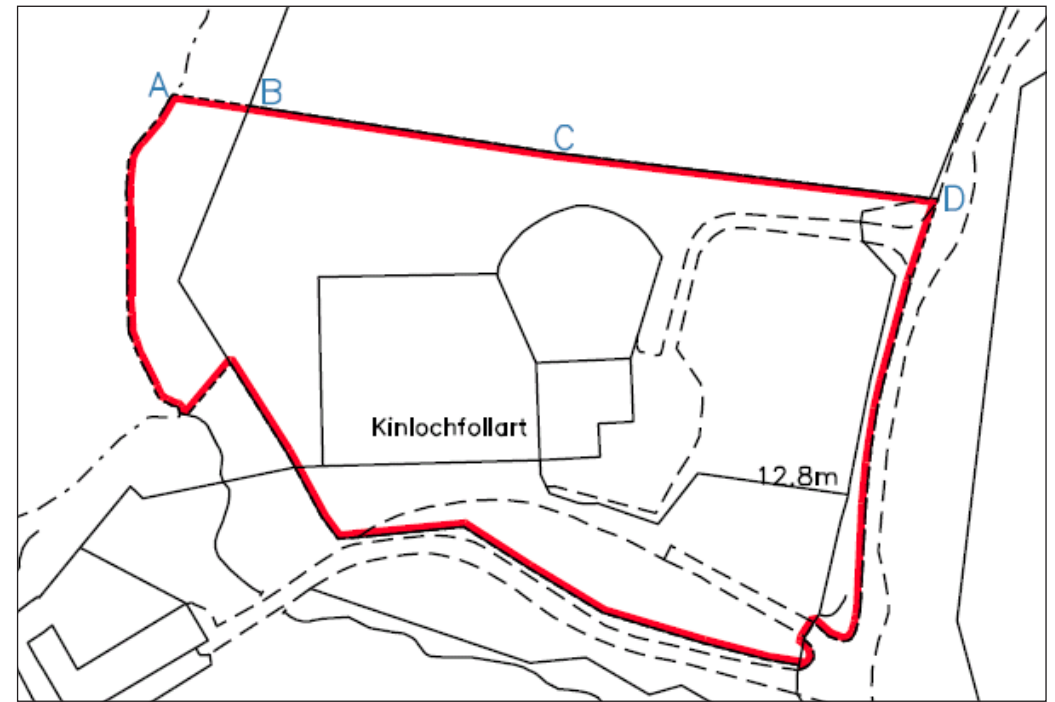
## ANTI MONEY LAUNDERING (AML) REGULATIONS

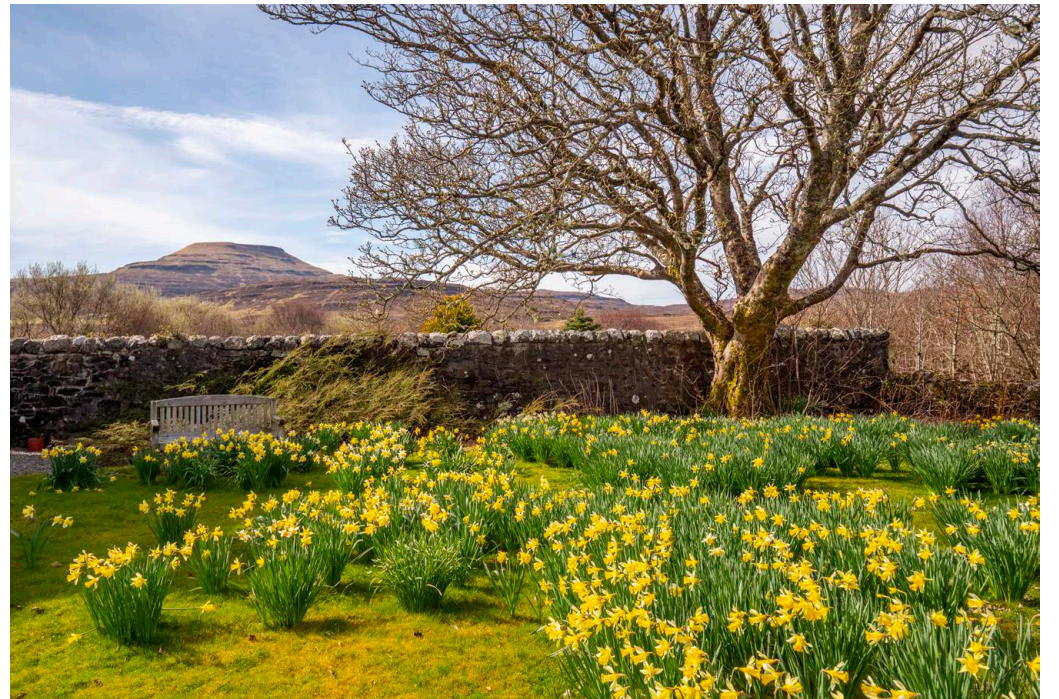
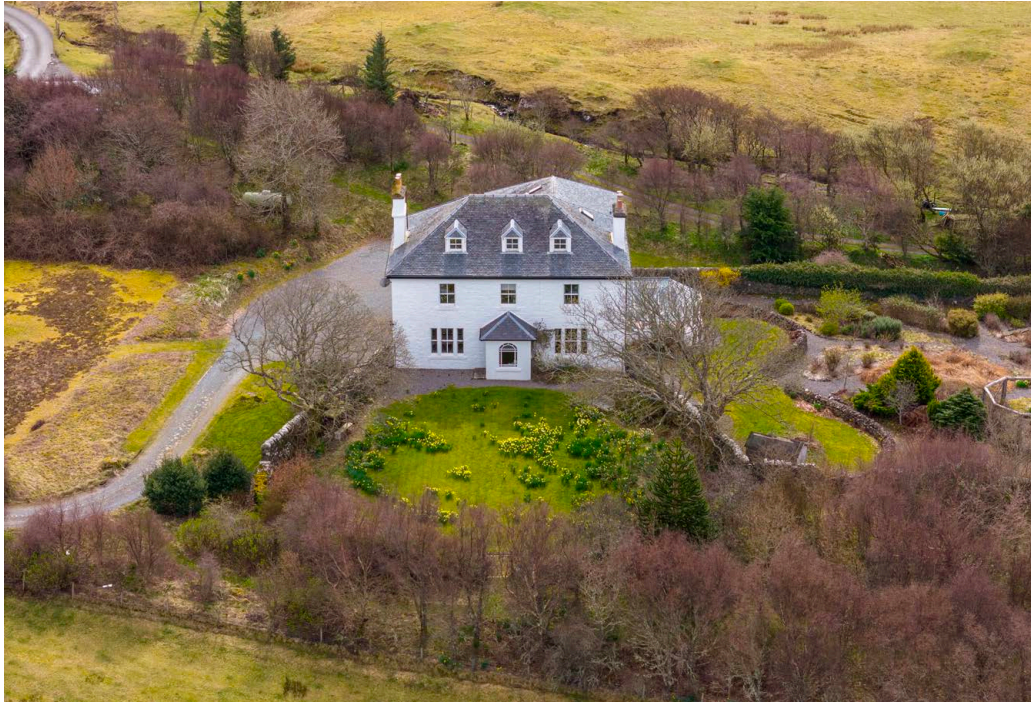
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

## 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 April 2024.







**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE