

West House and Florrie's

Lochbay | Waternish | Isle of Skye



Galbraith



West House comprising of two, semi detached cottages in a stunning, coastal location.



Portree 22 miles. | Skye Bridge 52 miles.
(All distances are approximate)

West House - Open plan sitting room with dining kitchen. Two en-suite bedrooms.
Florrie's - Open plan sitting room with dining kitchen. One en-suite bedroom.
Sensitively modernised and very well appointed.
Grounds extending to the shores of Loch Bay.
In an exquisite conservation village.
Currently highly successful holiday lets.

About 0.07 hectares (0.2 acres) in all.

Offers over £445,000

Galbraith

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Situation

West House and Florrie's are two charming, semi-detached cottages in Stein conservation village, an 18th Century Thomas Telford designed village on the shores of Loch Bay, a sea loch on the Waternish peninsula, a few miles from Dunvegan in the north-west of Skye. The small village of Stein not only has an award winning pub, 'The Stein Inn' but also the Michelin starred, 'Lochbay Restaurant', both just an easy stroll from the property. There is a small jetty where shellfish are brought ashore and from which a popular boat trip departs.

Nearby Dunvegan, in addition to its famous castle, it has cafes, shops and several restaurants. Edinbane, another short drive away has a popular live music pub & an award winning restaurant. Portree, the main village on the island has a secondary school, a wider range of shops and many other eating options.

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

West House

West House is thought to have been the warehouse for the historic village and the rooms more generous in size, than the other village cottages. It has been renovated and sensitively modernised by the current owners to create practical, yet charming and beautifully appointed accommodation.

The focal point of the main house is on the open plan sitting room and dining kitchen with its characterful and welcoming interior consisting of a large wood burning stove at one end and a fully equipped, modern kitchen at the other. To the rear is a spacious utility room and an adjoining gym / storage space. This large room also has a wood burning stove from its former use as a yoga studio.

Upstairs are two beautifully presented en-suite bedrooms. One has a walk in shower, the other having a bath and walk in shower.

Florrie's

Florrie's has the same high standard of accommodation. In order to take advantage of the viewings, the open plan sitting room and dining kitchen is on the first floor. This is a particularly impressive, light and airy room with a wood burning stove and a high ceiling. Downstairs is a large bedroom with yet another wood burning stove. The luxurious en-suite bathroom has high ceilings with a large bath and a walk in shower. The utility room to the rear of Florrie's has generous storage space and an additional WC. There is an interconnecting door to the main property as well as having its own front door.

Accommodation

West House

Ground Floor – Open plan Sitting Room and Dining Kitchen. Utility Room. Gym/General Store.

First Floor – Two en suite Bedrooms.

Florrie's

Ground Floor – Entrance Hall. En suite Bedroom. Utility Room. Walk-in Store Room. WC.

First Floor – Open plan Sitting Room and Dining Kitchen.





Garden Grounds

The property is approached from the public road, a track over which the owners have a right of access leading to a parking area, again with rights of access for West House and Florrie's.

The grounds extend to approximately 0.2 acres. There is a secluded cottage garden to the rear of the house, laid to grass, fringed and interspersed with trees and shrubs underplanted with spring flowering bulbs. At the front of the cottages is a front lawn with steps leading down to the shore.

Outbuilding

There are two timber garden sheds within the grounds.

Tenure

Freehold

Local Authority

Highland Council

Council Tax

Band E

EPC

Band E

Services

Mains Water and Electricity | Private Drainage | Remote and centrally controlled electric storage and panel heaters with 4 wood burning stoves | Fibre to fibre*

*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>

Parking Bays

West House and Florrie's have a formal right to access and use two parking bays on land lying to the rear of the cottages.

Holiday Lets

West House and Florrie's are currently highly successful holiday lets, managed through AirBnB, ihcottages.com and others. The properties are let individually and together and both achieve high occupancy levels with many repeat bookings. The goodwill of the business including future bookings are available to purchase by separate negotiation.

It is the seller's intention to honour existing bookings in 2026. If the successful purchaser doesn't want to take these on, completion may be delayed until the bookings are complete. Further information on this is available on request.



Directions



Fixtures and Fittings

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.

Solicitors

A Fraser and Co, Inverness

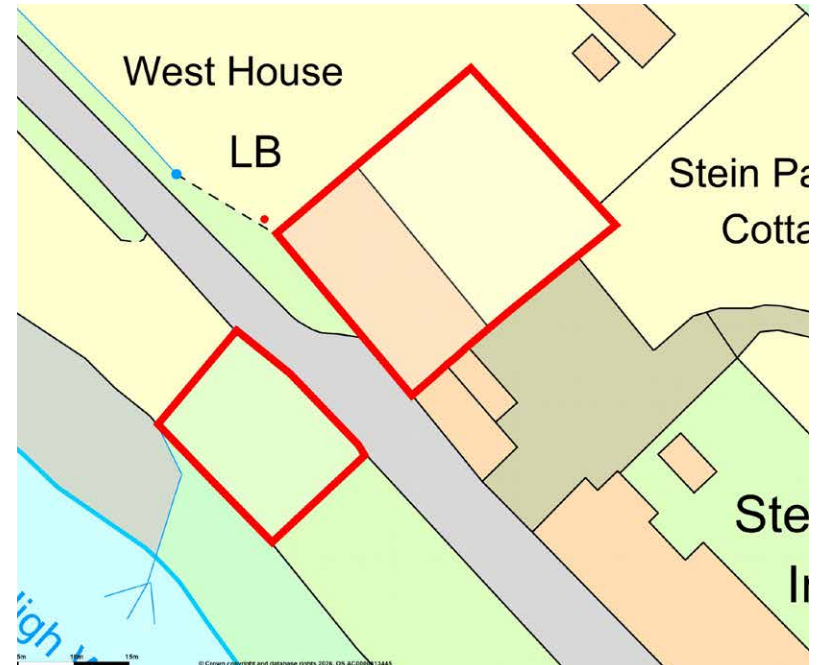
Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the 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 April 2026

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.





Galbraith