



**THE ADMIRAL'S HOUSE**  
6 FERRY ROAD, LEVERBURGH







## THE ADMIRAL'S HOUSE, 6 FERRY ROAD, LEVERBURGH

A beautifully presented, semi-detached house with stunning loch and sea views.

Tarbert (ferry) 20 miles ■ Stornoway 56 miles

- Two Reception Rooms. Three Bedrooms.
- A recently upgraded, luxurious interior.
- Spectacular setting on the southern tip of Harris.
- Currently a highly successful holiday let.

About 0.05 hectares (0.13 acres) in all.

Offers Over £250,000

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket





### SITUATION

The Admiral's House is in Leverburgh, a small village on the southern tip of Harris. The property is in a spectacular setting, with stunning views to a sea loch and the Atlantic Ocean.

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 Harris 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.

### DESCRIPTION

The Admiral's House is located in the heart of Leverburgh close to award-winning beaches, Scarista golf course and all amenities. Built in the 1930's by Lord Leverhulme to house fishing managers, latterly the house was lived in by a retired Naval man and it is after him that the property is named.

The current owner bought The Admiral's House in 2011 and in 2017 fully renovated and extended the property. The accommodation is finished to an exceptionally high standard with top quality



fittings including Miele appliances and LaCanche range cooker both of which are available by separate negotiation. The rooms are furnished with designer fabrics and bespoke paint colours, all of which complement the coastal setting and beautiful light that fills the house.

The property is currently a highly successful holiday let, managed through the owner's website <https://www.harrisholidayhomes.co.uk/our-properties/the-admirals-house/>

### ACCOMMODATION

Ground Floor - Entrance Vestibule. Entrance Hall. Sitting Room. Dining Room/Study. Dining Kitchen. WC.

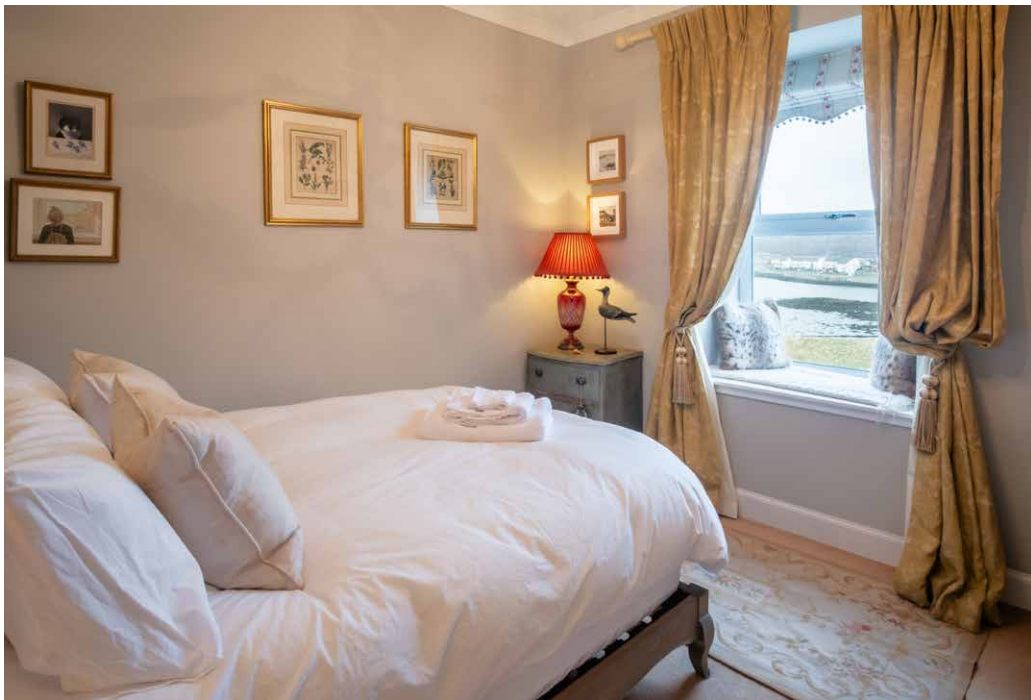
First Floor - Three Bedrooms. Bathroom.

### GARDEN GROUNDS

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

The grounds extend to approximately 0.13 acres. The front garden is laid to lawn, enclosed by timber fencing and fringed with colourful shrubs. To the rear is a sheltered, decked sitting area and timber edged mixed beds.







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

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Oil fired	B	Wireless*	Available*	D	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 - What3Words - <https://w3w.co/panel.consonant.angle>

## MOVEABLES

All fitted carpets are included in the sale. Further items including the Miele appliances and a LaCanche (hand-built) six-burner gas hob Range cooker are available by separate negotiation.

## HOLIDAY LETS

The Admiral's House is a highly successful holiday let with high occupancy levels and many repeat bookings. <https://www.harrisholidayhomes.co.uk/our-properties/the-admirals-house/> The goodwill of the business and onward bookings are available to purchase by separate negotiation. Further information is available on request and accounts will be made available to those who have viewed and registered interest through their solicitor.

## 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

HS5 3UA

## SOLICITORS

Ken MacDonald & Co  
9 Kenneth Street  
Stornoway  
Eilean Siar  
HS1 2DP

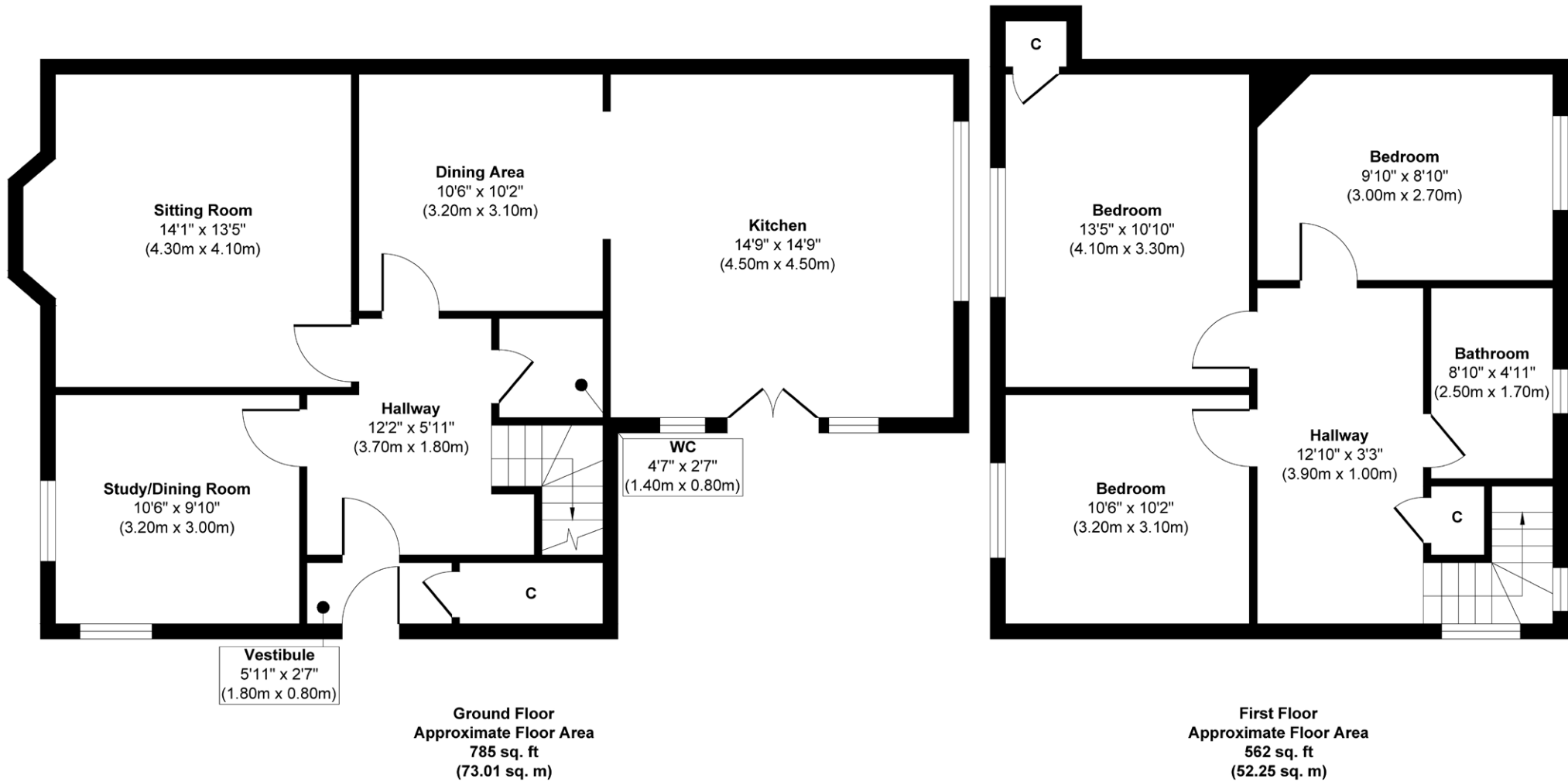
## ANTI MONEY LAUNDERING (AML) REGULATIONS

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.



# Admiral's House, 6 Ferry Road, Isle of Harris HS5 3UA

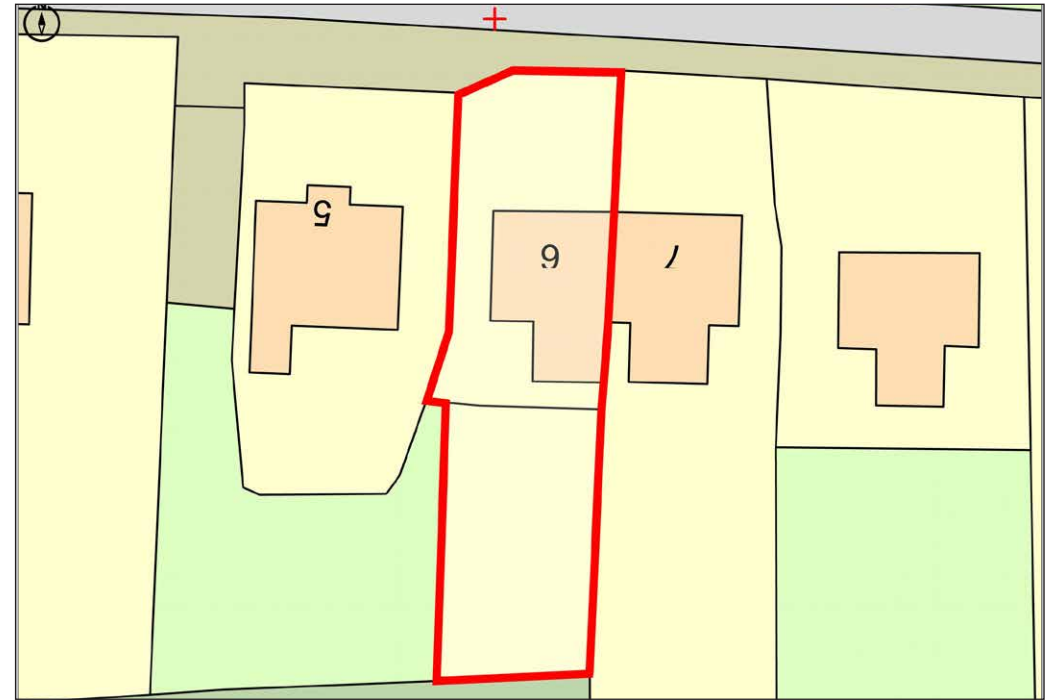


**Approx. Gross Internal Floor Area 1347 sq. ft / 125.26 sq. m**

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

## 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 March 2024.







**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE