

Galbraith

THE OLD MANSE
KILMORE





THE OLD MANSE, KILMORE

A former manse requiring a degree of renovation with framed water and mountain views.

Broadford 14 miles ■ Skye Bridge 18 miles

About 1.72 hectares (4.25 acres) in all

Offers Over £475,000

- Three/Four Reception Room. Six Bedrooms.
- Retaining some original features.
- Lightly wooded grounds including walled garden
- Stone built garage, wood store and tool shed.
- Beautiful framed views of the Sound of Sleat on the mountains beyond.



Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 **OnTheMarket**



SITUATION

The Old Manse is located in Kilmore, a scattered hamlet on the east coast of the Sleat peninsula, known as the garden of Skye due to its more hospitable climate and gentler landscape than the more rugged north of the island. This area with its many coastal and forestry trails, small islands and inlets, makes an ideal location for walking, mountain biking, kayaking and sailing, and is rich in wildlife with otters, golden eagles, red deer and dolphins regularly spotted. The local primary school and Sleat Medical centre are located at the southern end of Kilmore, with nearby Armadale, with the ferry link to Mallaig on the mainland, having a general store. Broadford, a 20 minutes' drive away has a good range of shops and facilities including a supermarket while a wider range of amenities and a secondary school are available in Portree about thirty nine miles away. The Highland Capital Inverness is about a 2 1/2 hours' drive away and has all the facilities of a modern city including an airport with regular flights to the south and Europe.

DESCRIPTION

The Old Manse, the former Sleat Parish Church manse, was designed by prominent Scottish architect James Gillespie Graham. Built in the early 1800's the property is now category B-listed and is in a Tudor Gothic style with attractive features including crenellations, gothic style glazing including fanlight above the front door and a circular turret originally housing the property's staircase. The Old Manse has been in the same family since 1980 and although now in need of modernisation is double glazed and has an oil fired central heating system. The property is full of character, retains some original features and holds great potential. Following some recent water ingress the sellers have had a damp and timber report compiled which recommends a programme of work and which contains a quote for recommended treatment and associated works. A copy of this damp and timber report is available as an addendum to the Home Report, available upon request.





ACCOMMODATION

Ground Floor - Reception Hall. Sitting Room. Dining Room. WC. Family Room. Kitchen. Turret Room. Boiler/Utility Room. Inner Hall. Office/4th Reception Room.

First Floor - Landing. Turret Room/Store. Family Bathroom. Five Bedrooms. One further Bedroom with WC.

GARDEN GROUNDS

The property is approached by the public road, a private track to a gravel parking area to the side of the property. The grounds extend to approximately 4.2 acres and are lightly wooded, with some areas laid to grass underplanted with spring flowering bulbs. A walled garden, although somewhat overgrown having self-seeded, lies to the rear of the property and has a variety of fruit bushes and fruit trees.

OUTBUILDINGS

Stone built under slate roofs.

Link Attached Garage 4.34m x 2.81m

With lighting. Linked to property by a wood store.

Wood Store 2.92m x 2.38m

With power and lighting.

Tool Shed 3.31m x 2.22m

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil	Band E	Available*	Available*	E	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://what3words.com/shelving.tones.evaded>

MOVEABLES

All carpets and fitted floor coverings 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.

OTHER INFORMATION

Japanese Knotweed - What would appear localised sporadic plants are present within the walled garden to the rear. Any further advice regarding treatment could be sought from a specialist who is a member of the Property Care Association (PCA) or the Invasive Non-Native Specialists Association (INNSA).

Please note the property is no longer furnished and the woodburner in the room beside the kitchen has been deemed no longer safe to use

POST CODE

IV44 8RG

SOLICITORS

Munro & Noble
4 Church Street
Dingwall
IV15 9SB

ANTI MONEY LAUNDERING (AML) REGULATIONS

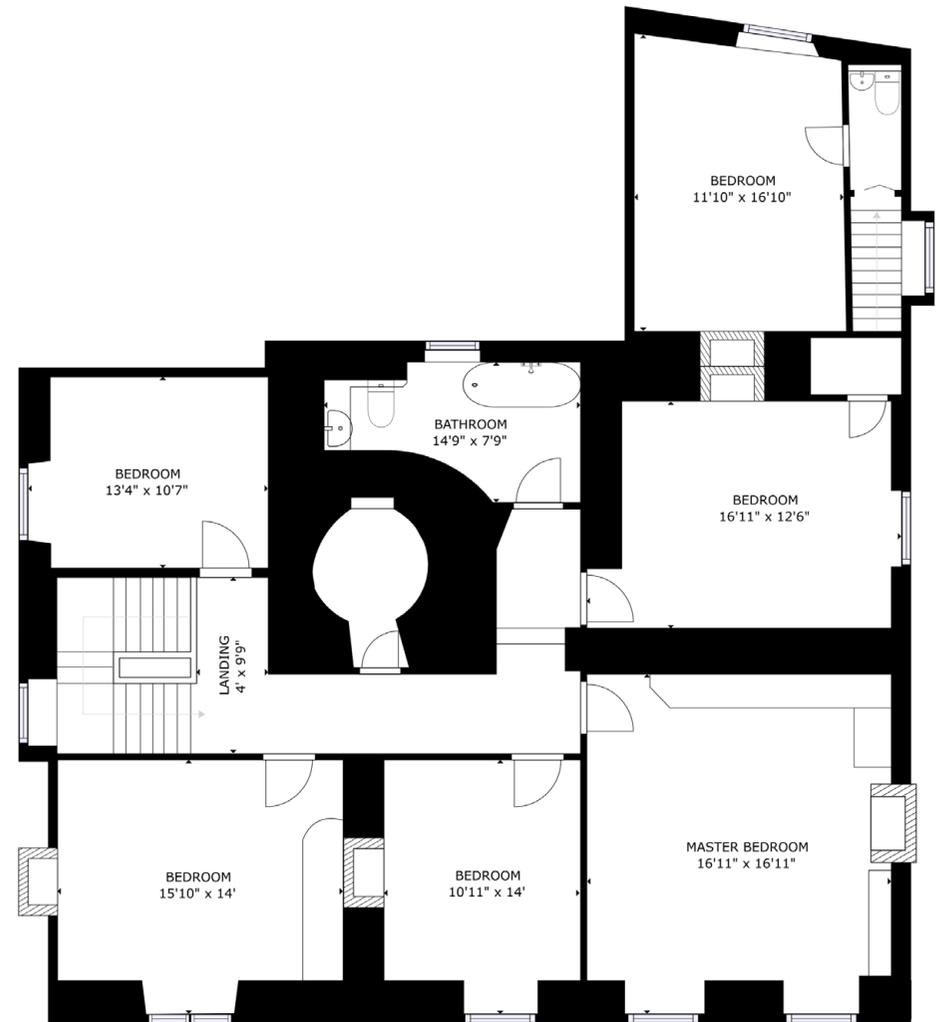
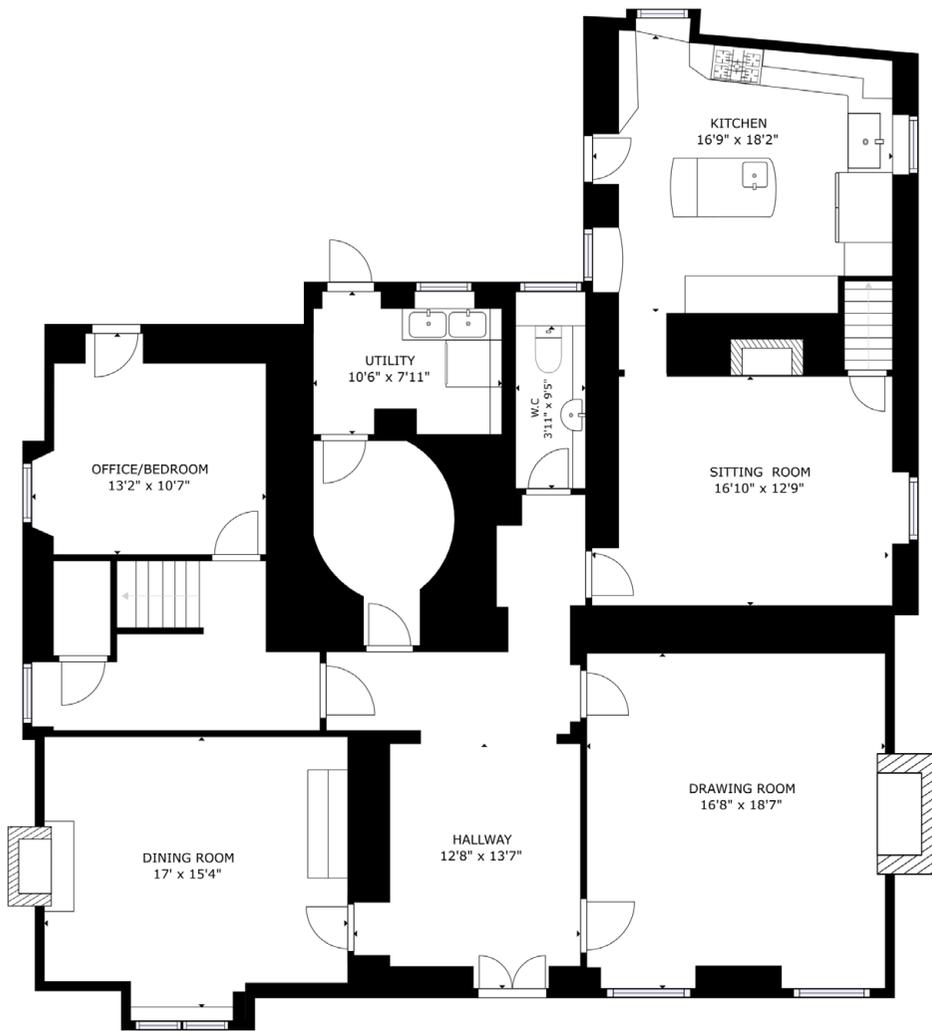
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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

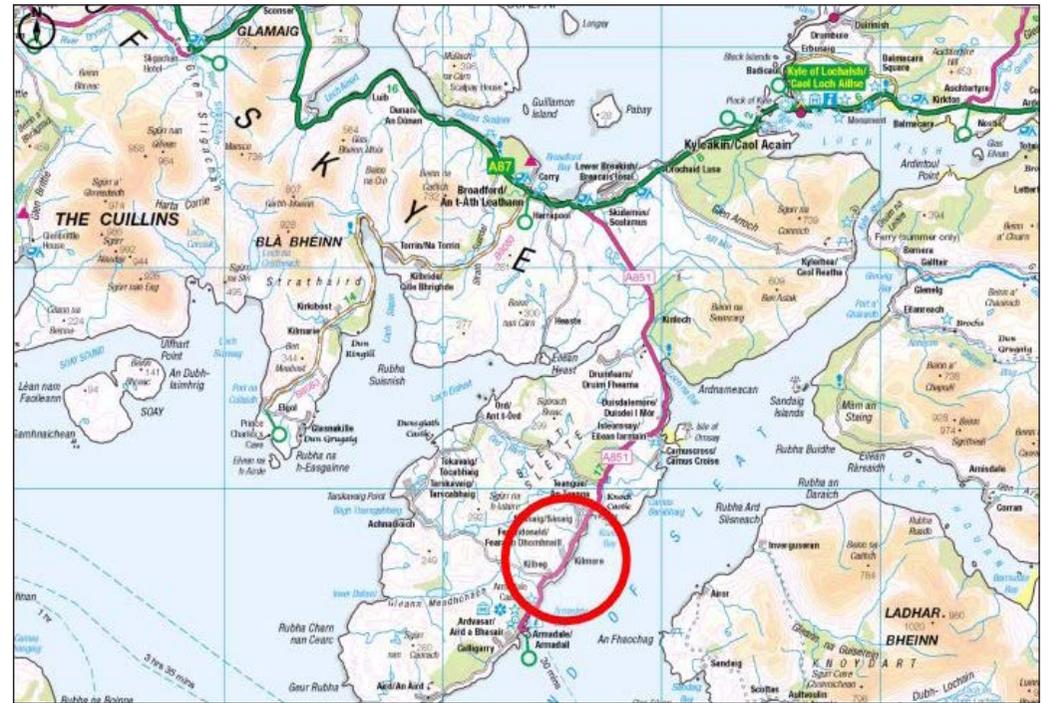
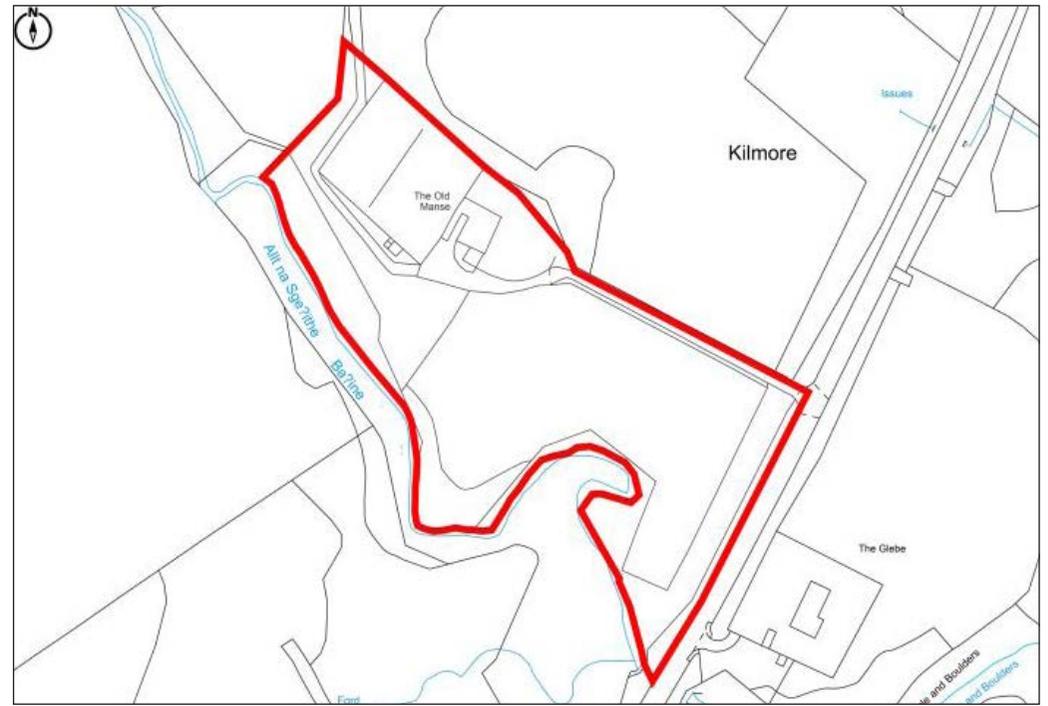
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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





GROSS INTERNAL AREA
 FLOOR 1: 2060 sq ft, FLOOR 2: 1983 sq ft
 TOTAL: 4043 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Galbraith



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PLEASE RECYCLE