



The View, Ardvasar

Offers Over £635,000





The View

Ardvasar, Isle Of Skye

Spacious architect-designed bespoke 3-4 bedroom home on Sleat Peninsula, Isle of Skye, with panoramic views, large gardens, workshop, studio, and flexible living spaces. Close to amenities and ferry.

- Council Tax band: TBD
- Tenure: Freehold
- EPC Energy Efficiency Rating: C
- EPC Environmental Impact Rating: C

KEY FEATURES:

- Breathtaking panoramic views across the Sound of Sleat and beyond
- Spacious, contemporary, architect-designed bespoke 3-4 bedroom property
- Generous, well-maintained garden grounds
- Studio & Large agricultural workshop
- Underfloor heating throughout



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GENERAL DESCRIPTION:

With breathtaking panoramic views across the Sound of Sleat and beyond, The View is aptly named. This spacious, contemporary, architect-designed bespoke property, finished to a high standard, offers highly versatile accommodation, well suited to a variety of lifestyles, including family living and home working. The property features a light and spacious open-plan living space, complemented by generous, well-maintained garden grounds extending to approximately 0.7 acres. Both the interior and exterior spaces are designed to make the most of the spectacular surroundings, allowing the views to be enjoyed throughout. The property is situated on the sought-after Sleat Peninsula, often referred to as the "Garden of Skye." Its elevated position and extensive glazing maximise the impressive, far-reaching vistas. Conveniently located for local amenities, The View combines a stunning location with flexible, modern living, appealing to a wide range of purchasers.

Call or email RE/MAX Skye today to arrange your viewing appointment.

PROPERTY COMPRISES:

Ground Floor: Entrance Hallway, Cloakroom, Utility Room, Open-Plan Living, Study, Inner Hallway, 2 Bedrooms, Shower Room
First Floor: Master Bedroom (En-Suite), Open-Plan Sitting Room

EXTERNAL:

Large Agricultural Workshop
Studio
Extensive Garden Grounds

DETAILS:

HOME REPORT: Available from RE/MAX Skye

SERVICES: Mains electricity, mains water, drainage to septic tank.



LOCATION:

The Sleat Peninsula in the south of Skye, is one of the Island's most popular and sought-after areas. With its scattering of villages, abundant wildlife, and local history it is an ideal base for outdoor pursuits and walks through beautiful countryside and seascapes with glimpses of dramatic cliffs and secluded bays. The Medical Centre and primary school (offering both English and Gaelic medium classes) is situated nearby, and secondary education can be found in Portree the island's capital approximately 30 miles away to which a bus runs daily. The ferry to Mallaig, on the mainland runs from Armadale at the southern end of the peninsula and is just one mile from the house. The Armadale Castle is nearby with its miles of hiking trails, museum and restaurant and the Armadale community shop offers fresh local veg, bread, and all the basic provisions. The next main amenities are in Broadford which is approximately 15 minutes by car.

ACCOMMODATION:

The View was built around 2008 and extends to some 174sqm and has been finished to excellent standards. This spacious property benefits from double glazed windows and doors. Heating to the property is by way of an oil-fired central heating boiler to an underfloor heating system throughout the home. Extensive glazing and high ceilings throughout create a light spacious feel and enhancing solar gain. The property also benefits from an integrated Sonos Sound system throughout.



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GROUND FLOOR:

ENTRANCE HALLWAY:

7' 5" x 11' 1" (2.26m x 3.37m)

(Dimensions at widest points) One step rises to covered decking area at the front door, Nordan door, skylight window, downlights, large shelved built-in cupboard with oak sliding door and housing the Sonos audio system, recess with built-in oak bench seat, ceramic tile floor, access to cloakroom, utility room, open-plan living.

CLOAKROOM:

6' 0" x 5' 5" (1.82m x 1.64m)

Timber door, window to rear elevation, downlights, wall-mounted WC, wall-mounted sink, ample space for the installation of a shower if required, ceramic tile floor.

UTILITY ROOM:

8' 1" x 7' 7" (2.47m x 2.31m)

(Dimensions at widest points) Timber door, window to rear elevation, downlights, stainless steel sink with drainer set into laminate worktop with cupboard under and integrated Miele washing machine and tumble drier, three wall-mounted cupboards, recess space for fridge/freezer, ceramic tile floor.



GROUND FLOOR (CONTINUED):

OPEN-PLAN LIVING:

37' 11" x 15' 9" (11.55m x 4.80m)

(Dimensions at widest points) Oak door, windows to side and front elevations, integrated ceiling speakers, ceramic tile floor.

Kitchen Area:

Windows to side and front elevations incorporating a stylish frameless corner window, stunning views to the Sound of Sleat, ceiling downlights, range of base units with worktop over, shelves over, integrated oven, integrated steam oven, warming drawer with 5 ring induction hob over, three ceiling droplights over large island unit with cupboards and shelves under, incorporating two inset stainless sinks with Quooker hot tap, integrated Miele dishwasher, space for breakfast bar stools, recess space for fridge/freezer, walk-in shelved pantry with oak sliding door, integrated wall of shelves.

Dining/Living Area:

Large sliding patio doors opening onto decking to front elevation and fixed full-length window both with exceptional panoramic views, picture windows in living area, downlights, ample space for large dining table and chairs with ceiling drop light over, recess currently utilised as a bar area, large freestanding wood burning stove set on a concrete hearth and set against a polished concrete wall, five ranges of built-in shelving, access to inner hallway, study, stairs to upper floor.



GROUND FLOOR (CONTINUED):

STUDY/BEDROOM:

13' 11" x 10' 3" (4.24m x 3.13m)

(Could be used as a 4th bedroom) (Dimensions at widest points) Timber door, window to rear elevation, ceiling downlights, integrated ceiling speaker, extensive range of built-in shelving to two walls, built-in cupboard, ceramic tile floor.

INNER HALLWAY:

7' 1" x 8' 0" (2.15m x 2.44m)

Open access, two steps rise, window to rear elevation, downlights, large under stair cupboard, built-in boiler cupboard, built-in shelving, ceramic tile floor.

BEDROOM 1:

11' 2" x 11' 0" (3.40m x 3.35m)

Timber door, full length window to side elevation with garden view, downlights, integrated ceiling speaker, built-in wardrobe, ceramic tile floor.

SHOWER ROOM:

6' 8" x 7' 1" (2.03m x 2.17m)

(Dimensions into shower) Window to rear elevation, downlights, large walk-in shower with shower over, tiled wet walls, wall-mounted WC and sink, built-in mirror with oak shelf, wall-mounted towel rail, extractor fan, ceramic tile floor.

BEDROOM 2:

9' 10" x 11' 6" (3.00m x 3.51m)

Timber door, full length window to side elevation with garden views, ceiling downlights, integrated ceiling speaker, built-in wardrobe, ceramic tile floor.



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UPPER FLOOR:

STAIRS AND UPPER FLOOR LANDING:

Carpeted stairs rise from the open-plan living and offer open access to the upper floor sitting room, Velux window at turn of stairs and a range of built-in shelving, ceiling downlights.

SITTING ROOM:

14' 4" x 19' 0" (4.38m x 5.79m)

A delightful triple aspect room with large, fixed picture window to side elevation, 2 deep Velux windows to both side elevations with deep oak sills, downlights, four coombs cupboards, vaulted ceiling, oak flooring, two steps rise to small landing area.

LANDING:

2' 11" x 7' 11" (0.90m x 2.41m)

Two steps rise, large built-in wardrobe with oak sliding door, oak flooring, access to master bedroom.

BEDROOM 3:

13' 8" x 12' 8" (4.16m x 3.86m)

(Dimensions under coombs and at widest points) Two deep Velux windows to side elevation with water views, downlights, integrated ceiling speaker, built-in oak headboard with oak shelves to sides, two built-in banks of drawers to coombs, coombs cupboards, vaulted ceiling, oak flooring, access to en-suite.

ENSUITE:

12' 10" x 8' 11" (3.92m x 2.73m)

(Dimensions into shower) Timber door, deep Velux windows to side elevations, downlights, built-in shower cubicle with raindrop head and view across the valley, built-in bath, tiled wet walls, vaulted ceiling, wall-mounted wash hand basin, wall-mounted WC, two wall-mounted cabinets, wall hatch, wall-mounted towel rail, ladder radiator, oak flooring.



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EXTERNAL:

LARGE AGRICULTURAL WORKSHOP:

20' 6" x 20' 3" (6.24m x 6.17m)
(39m²) Box profile steel construction with sliding double doors and concrete floor. Large workbench has been installed in the centre, with shelving units and a smaller workbench to the sides. Light panels in the roof provide ample daylight.

STUDIO:

21' 5" x 20' 3" (6.54m x 6.17m)
Two steps lead up to a spacious decked area, bordered by timber planters and raised beds, glazed double uPVC exterior doors with glazed sidelights, windows to all elevations with far reaching water and mountain views, track spotlights, freestanding electric heater, LVT flooring:

STUDIO: LEAN TO STORAGE AT REAR

WOODSTORE:

2' 7" x 9' 10" (0.80m x 3.00m)



EXTERNAL (CONTINUED):

GARDEN:

A chipped driveway from the township road provides access to a generous parking area with ample space for parking. The sloping garden grounds extend to approximately 0.7 acres (to be confirmed by Title Plan) and are fully enclosed, being laid mainly to lawn with a variety of mature planting and trees. An extensive area of timber decking to the front of the property offers the perfect vantage point from which to enjoy the stunning surrounding views. Additional decking at the entrance creates a sheltered seating area, perfect for unloading shopping in all weather or for outdoor dining and family barbecues. The garden is further enhanced by timber planters, vegetable beds, and bird feeders, with mature trees forming natural boundaries. Surrounded by open farmland, the setting offers a high degree of privacy. Grass steps lead down to the Workshop with a gravel path around the workshop.

**GENERAL:****EXTRAS:**

Included in the sale are all fitted floor coverings and integrated appliances.

WHAT3WORDS:

///studio.crown.rules

VIEWING:

Viewing this property is essential. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing skye@remax-scotland.homes.

INTEREST:

It is important that your solicitor notifies this office of interest, otherwise the property may be sold without your knowledge.

OFFERS:

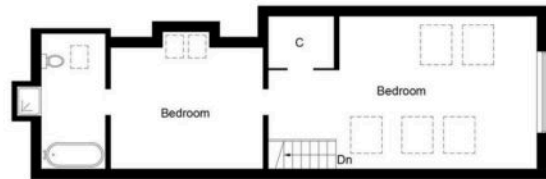
Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, A87, Kyleakin, Isle of Skye, IV41 8PQ.

ENTRY:

At a date to be mutually agreed.

DISCLAIMER:

These particulars are prepared based on information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to and does not form any contract.



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1298272)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		



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