



2 Innes Street, Plockton

Offers Over £450,000



2 Innes Street

Plockton

Historic 7-bed home in Plockton with modern kitchen, spacious gardens, private drive, annexe with STL licence, EV charger, and income potential. Grade B Listed. Viewing recommended.

- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: F
- EPC Environmental Impact Rating: F

KEY FEATURES:

- 7 Bedroom detached house in Plockton
- Property with historical character and modern features
- Approximately 194m²
- Spacious garden grounds & Off-road parking on driveway
- Annex with STL Licence & income potential
- Grade B Listed
- EV Charger



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GENERAL DESCRIPTION:

The Captain's House is believed to be one of the earliest houses built in Plockton, still owned and lived in by the family that built the house many generations ago. Rich in history, the 7-bedroom house seamlessly blends both its historical character and modern features in the updated interior and contemporary kitchen in the extension. With generous living accommodation, the property makes a lovely family home. With a spacious garden at the rear and private driveway at the side, the property is perfectly suited to entertaining family and friends. The front garden seating area is the perfect place to enjoy a morning cup of tea while catching up with neighbours. Previously operated as a B&B, the property also benefits from an attached annex, for which a valid STL license is in place, offering income potential. The property must be viewed to be fully appreciated.

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



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PROPERTY COMPRISES:

Ground Floor: Entrance Hallway, Lounge, Dining Kitchen, Utility Room, Historical Understairs Cloakroom, Office/Bedroom, Ensuite.

First Floor: Landing, Two Bedrooms (2-ensuites)

Second Floor: Landing, Two Bedrooms, Ensuite Cloakroom

ATTACHED ANNEX:

Ground Floor: Open plan living area, Wet Room

Upper Floor: Two Bedrooms

EXTERNAL:

Three Timber Sheds

PLEASE NOTE:

The surveyor has put a £10,000 retention on this property for essential works.

A timber and damp inspection and any necessary remedial repairs are recommended.

DETAILS:

HOME REPORT: Available from RE/MAX Skye

SERVICES: Mains electricity, mains water, mains drainage.



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LOCATION:

The picture postcard village of Plockton is located on the seaward side of Loch Carron nestled around a sheltered harbour with palm trees lining the village due to the warmer climate provided by the gulf stream. The area is an excellent base for outdoor pursuits including walking, cycling, climbing, kayaking, and with a very active long-established sailing club and the favourite anchorage of very many yachts. Plockton is also a world-famous tourist destination with award-winning bars and restaurants offering great local produce and entertainment year-round. Amenities include primary and secondary schooling, The National Centre of Excellence in Traditional Music is based within the secondary school, gift shops, village shop, train station and air strip. Wider facilities are available close by in Kyle of Lochalsh, approximately 6 miles away.

ACCOMMODATION:

2 Innes Street is a traditional solid stone cottage and one of the first houses to be built in Plockton around 1800. The property extends to some 194m². The property benefits from windows of mixed style and ages with both single- and double-glazed units, and timber doors which are original to the property. Heating to the property is by way of an externally located Grant 10/120 oil fired central heating boiler to radiators throughout the property, supplemented by a solid fuel stove in the lounge and a fireplace in the first floor sitting room/bedroom 2. The dining kitchen in the main house and open plan living area in the short-term let benefit from underfloor heating. The property benefits from suspended floors which have been insulated. A pre-lagged hot water tank fitted with an immersion heater is designed to provide water from top to the bottom of the house and can be fueled by electricity or oil. The property is located in a conservation area and is Grade B Listed. A short-term let license is in place on the property. An EV charger has been installed in the driveway.



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GROUND FLOOR:

ENTRANCE HALLWAY:

9' 11" x 6' 10" (3.02m x 2.08m)

Timber exterior door with transom window over, ceiling chandelier, floral cornice, radiator, tiled flooring, access to bedroom/office, lounge, historical understairs cloakroom, stairs to first floor.

HISTORICAL UNDERSTAIRS CLOAKROOM:

6' 0" x 2' 7" (1.83m x 0.80m)

Timber door with ransom window, ceiling light, historical WC (first indoor toilet in Plockton), carpet flooring.



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GROUND FLOOR (CONTINUING):

OFFICE/BEDROOM 1:

14' 6" x 14' 4" (4.43m x 4.38m)

(Dimensions including ensuite and wardrobe) Timber door, two deep sill sash windows to front elevation, ceiling hanging light, flush mount ceiling light, built-in wardrobe with hot water tank, radiator, timber flooring, access to ensuite, internal access to attached annex.

ENSUITE:

7' 2" x 4' 6" (2.18m x 1.36m)

Frosted half glazed timber door, flush mount ceiling light, glazed shower enclosure with sliding doors and shower over, WC, wall-mounted wash hand basin, mirror light, partially tiled walls, extractor fan, tiled flooring.



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GROUND FLOOR (CONTINUING):

LOUNGE:

14' 6" x 12' 4" (4.42m x 3.76m)

Timber door, deep sill sash window to front elevation, ceiling chandelier, multi-fuel stove set in stone fireplace on slate hearth with timber mantle over, shelved corner niche, radiator, wooden flooring, access to dining kitchen.



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GROUND FLOOR (CONTINUING):

DINING KITCHEN:

12' 10" x 18' 10" (3.91m x 5.75m)

Open access, sash window to rear elevation, multi-pane glazed double exterior doors to garden, ceiling spotlights, wall light, range of contemporary base and wall units, laminate worktop, stainless steel 1.5 sink with drainer, ceramic hob, cooker hood over, glass splash back, integrated oven, space and plumbing for dishwasher, space for tall fridge freezer, breakfast bar, space for large dining table and chairs, underfloor heating, vinyl flooring.



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GROUND FLOOR (CONTINUING):

UTILITY AREA:

12' 10" x 4' 4" (3.91m x 1.32m)

Three steps rise to open access, sash window to rear elevation, ceiling downlight, timber shelf with space and plumbing for washing machine and tumble dryer under, vinyl flooring, access to landing/loft.



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FIRST FLOOR:

LANDING/LOFT:

13' 9" x 13' 4" (4.19m x 4.06m)

Loft staircase from utility area, sash window to rear elevation with garden views, ceiling downlights, fitted carpet.

STAIRS AND LANDING:

3' 1" x 6' 8" (0.93m x 2.02m)

Carpeted stairs rise to first floor, internal decorative window niche, ceiling hanging light, radiator, fitted carpet, access to two ensuite bedrooms, second floor.



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FIRST FLOOR (CONTINUING):

SITTING ROOM/BEDROOM 2:

14' 5" x 15' 0" (4.40m x 4.56m)

(Dimensions including ensuite) Timber door, bay sash windows to front and side elevation with water and mountain views, ceiling hanging light, original fireplace with timber mantle over, blue and white nautical themed ceiling moulding, originally used as a sitting room, radiator, fitted carpet, access to ensuite.

ENSUITE:

5' 0" x 5' 9" (1.52m x 1.76m)

(Dimensions at widest points) Timber door, flush mount ceiling light, glazed shower enclosure with sliding doors, shower over, WC, pedestal wash hand basin with fitted vanity unit under, shaver light, wet walls, blue and white nautical themed ceiling moulding, radiator, vinyl flooring.



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FIRST FLOOR (CONTINUING):

BEDROOM 3:

14' 3" x 12' 9" (4.34m x 3.88m)

Timber door, sash window to front elevation, ceiling hanging light, fireplace, radiator, fitted carpet, access to ensuite.

ENSUITE:

6' 5" x 6' 6" (1.96m x 1.97m)

(Dimensions at widest point) Timber door, traditional sash window to front elevation, flush mount ceiling light, glazed shower enclosure with glazed door, shower over, WC, pedestal wash hand basin, partially tiled walls and wet walls, shaver socket, extractor fan, radiator, vinyl flooring.



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SECOND FLOOR:

LANDING:

3' 1" x 6' 7" (0.94m x 2.01m)

Carpeted stairs rise to upper floor, large Velux window to rear elevation, ceiling downlight, shelves in staircase, box room, fitted carpet, access to two bedrooms.

BEDROOM 4:

10' 6" x 14' 10" (3.19m x 4.51m)

(Dimensions including cloakroom and under coombs)
Timber door, Velux window to front elevation with water and mountain views, radiator, fitted carpet, access to cloakroom.

CLOAKROOM:

5' 2" x 3' 8" (1.58m x 1.11m)

Timber door, frosted window to rear elevation, ceiling downlight, WC, pedestal wash hand basin, tiled splash back, extractor fan, fitted carpet.

BEDROOM 5:

10' 5" x 12' 6" (3.18m x 3.82m)

Timber door, Velux window to front elevation with water and mountain views, radiator, fitted carpet.



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ATTACHED ANNEX:

GROUND FLOOR:

20' 9" x 10' 2" (6.33m x 3.10m)

ENTRANCE:

3' 1" x 4' 7" (0.94m x 1.39m)

Timber French doors, downlight, understairs cupboard with underfloor heating controls, underfloor heating, vinyl flooring, open access to the kitchen and sitting room.



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ATTACHED ANNEX

GROUND FLOOR (CONTINUING):

SITTING/DINING ROOM:

10' 7" x 10' 2" (3.22m x 3.10m)

Open access, dual aspect room with deep sill sash windows to front and rear elevation, traditional stone feature wall with decorative fireplace, space for small dining table and chairs, underfloor heating, vinyl flooring, stairs to upper floor.

KITCHEN:

6' 6" x 6' 9" (1.99m x 2.06m)

Open access, deep sill sash window to front elevation, kitchenette unit with two electric hobs, stainless steel sink and drainer, shelved wall units, underfloor heating, vinyl flooring, access to wet room, internal access to main house.

WET ROOM:

6' 8" x 3' 2" (2.02m x 0.96m)

Timber sliding door, downlights, shower area with shower over, WC, wall niche with built-in wash hand basin, wet walls, extractor fan, vinyl flooring.



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ATTACHED ANNEX

UPPER FLOOR:

STAIRS AND LANDING:

2' 9" x 4' 2" (0.85m x 1.26m)

(Dimensions under coombs) Carpeted stairs rise to upper floor landing with timber handrails, Velux window to rear elevation, ceiling hanging light, fitted carpet, access to two bedrooms.



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ATTACHED ANNEX

UPPER FLOOR (CONTINUING):

BEDROOM 1:

6' 2" x 10' 2" (1.88m x 3.09m)

(Dimensions under coombs) Timber coombs door, Velux window to front elevation with water and mountain views, flush mount ceiling lights, fitted carpet.

BEDROOM 2:

10' 1" x 10' 2" (3.08m x 3.09m)

(Dimensions under coombs) Timber coombs door, Velux window to front elevation with mountain views, flush mount ceiling lights, bedside wall lights, fitted carpet.



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EXTERNAL:

THREE TIMBER SHEDS

GARDEN:

A metal pedestrian gate provides access to the enclosed front garden, which features a gravel seating area and mature planted borders. The rear garden is fully enclosed by traditional dry-stone walls, with a pedestrian gate at the top of the garden providing direct access to the footpath linking Innes Street and Harbour Street. Adjacent to the kitchen entrance is a gravel seating area, ideal for outdoor dining and entertaining. Four concrete steps rise to the elevated garden, which is mainly laid to lawn with mature, planted beds throughout providing a lively display of colours throughout the seasons. Natural stone steps provide a pathway through the lawn to the top of the garden, with several seating areas throughout overlooking Plockton bay. The top of the garden has been left in a more natural state to encourage wildlife and is bordered by mature trees. The private driveway provides ample off-road parking and features an outdoor seating area for guests staying in the attached annex.



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GENERAL:

EXTRAS:

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

WHAT3WORDS:

///notices.pancake.departure

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:

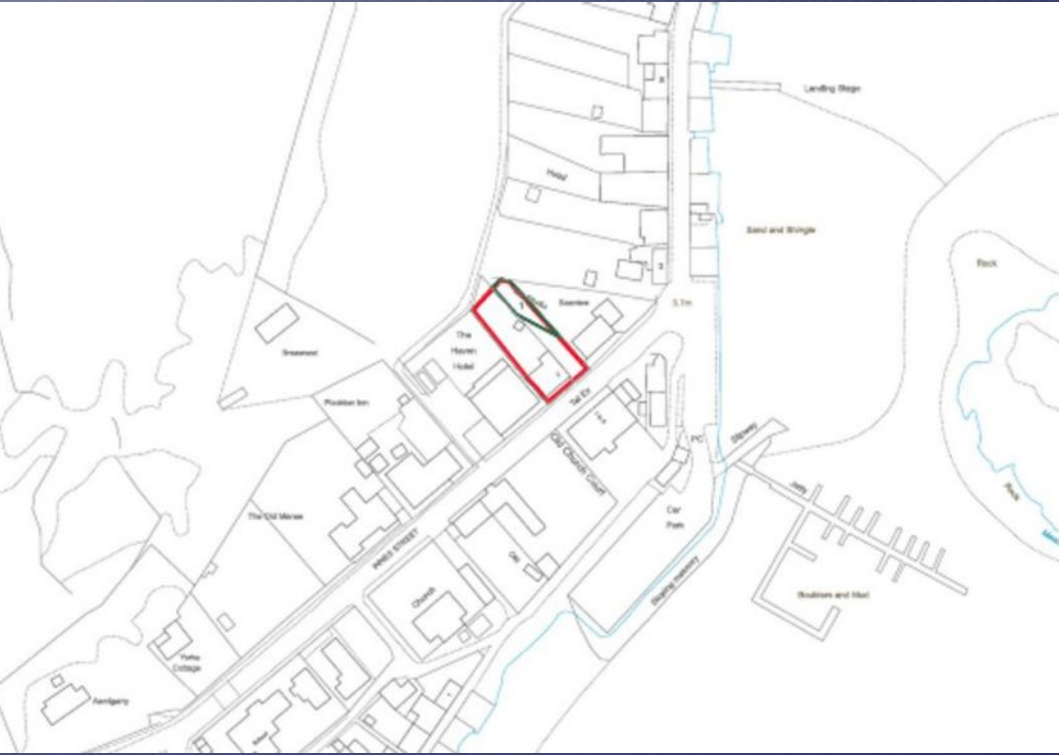
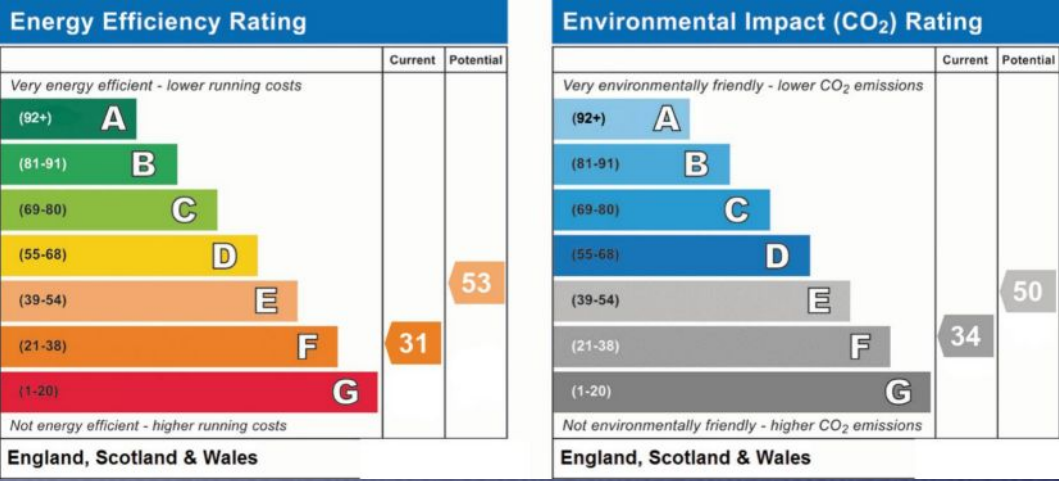
At a date to be mutually agreed.

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.



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