Western Isles Properties Ltd

HR

5 Ballantrushal, Barvas
Isle of Lewis, HS2 0RG

Property Centre

Offers over £200,000 are invited

- Totally renovated detached 3 bedroom property is offered for sale
- Property fully stripped back to 4 stone walls including roof and foundations
- Insulated to the highest specification
- New roof and new plumbing and electrical work throughout
- New partitions and ceiling void fitted with sound proofing material
- Insulated ,reinforced and damp proof concrete slab floor
- New rain water/sewage system laid and suitably connected
- The appealing property is located on the North West coast of Lewis
- Enjoys stunning coastline and lovely Atlantic Ocean views
- Front aspect lounge
- Newly fitted kitchen includes some integrated appliances
- Sun porch looks over towards stunning Atlantic views
- Newly fitted ground floor shower and 3 piece bathroom suite
- Ground floor bedroom
- Flexible open plan dining area
- Hall and stairway
- 2 bedrooms and newly fitted shower room at first floor level
- Newly fitted double glazed upvc windows and doors
- New external oil boiler and megaflow water system
- Off road hard standing ample parking available
- EPC - C

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Kitchen Diner

Kitchen Diner

Kitchen Diner

Lounge

Lounge

Lounge

Bathroom

Bedroom 1

Bedroom 2

Directions

Take the A857 Stornoway to Barvas road heading North across the Barvas moor for about 11 miles. Continue on this road for about 5 miles and take your first left when you enter the village of Ballantrushal. The property is on the left hand side. Our for sale sign should now be in view.

Description

Home Report Available.

We are pleased to welcome to the market this white pebble dash cast, totally renovated, detached 3 bedroom property located on the North West coast of Lewis enjoying stunning views of coastline and the Atlantic Ocean. The property has been fully stripped back to the bare 4 walls including roof and foundations and rebuilt to Building Standards Regulation using all new materials. Illustrative but not exhaustive, the list of works include; insulated reinforced and damp proof concrete slab laid, complete new roof, insulated throughout to the highest specification, new internal partitions constructed and filled with sound proofing material, new kitchen fitted, new plumbing and electrical work throughout, new outside oil boiler fitted with megaflow water system, new Nessglaze windows and doors, new bathroom, new shower room and all new rainwater and sewage system suitably connected.

Accommodation comprises ground floor lounge, kitchen, dining area, sun porch, bathroom, bedroom, hall and stairway. First floor comprises 2 bedrooms, shower and top landing. The front aspect lounge has multiple ceiling downlighters, 4 panel pine door, BT & Sky TV points. Kitchen has integrated appliances including Belfast type sink, stainless steel 4 gas hob, electric oven and stainless steel chimney style extractor hood. Also space and plumbed for dish washer and washing machine. The sun porch offers a tranquil relaxing area of the house looking towards stunning Atlantic views. Ground floor bathroom has a 3 piece bathroom suite and a separate shower enclosure. The flexible dining area leads off the kitchen. Both bedrooms at first floor level enjoy lovely views through velux roof lights. Shower Room has a separate shower and2 piece toilet suite. Top landing space offers optional uses such as a small study.

There is hard standing laid to accommodate 3 cars.

Local amenities include school, churches, mini market, filling station, post office and community centre.

EPC Banding - C

Accommodation

Ground Floor

Lounge: 4.06m x 3.58m
Recessed front aspect double glazed upvc window. 4 panel pine door. BT and Sky TV points. Multiple ceiling downlighters. Walls and ceiling finished to neutral colour and ceiling coving. Bare concrete finish floor. 1 x double radiator.

Kitchen: 4.05m x 2.99m
Recessed rear aspect double glazed upvc window. Newly fitted floor and wall units with integrated Belfast type sink, stainless steel 4 gas hob, electric oven and stainless steel chimney design extractor hood. Space and plumbed for washing machine and dishwasher. Standalone matching double larder unit. Multiple ceiling downlighters. 4 panel glazed pine door. Walls and ceiling finished to neutral colour and ceiling coving. Bare concrete finish floor. 1 x single radiator.

Sun Porch: 4.15m x 1.58m
Dual aspect double glazed upvc design window exposes stunning Atlantic and peaceful countryside. Rear aspect semi glazed upvc exterior door. Velux roof light. Built in cupboard housing megaflow boiler system. Built in access cupboard to eaves. 4 panel pine door. 2 x single pendant ceiling light fitting. Emulsion walls and ceiling. 1 x double radiator. Bare concrete finish floor.

Bathroom: 3.16m x 2.29m
Recessed rear aspect double glazed upvc window. Newly fitted 3 piece bathroom suite and separate shower enclosure. Respatex splashback finish. 4 panel pine door. Multiple ceiling downlighters. Extractor fan. Emulsion walls and ceiling. 1 x single radiator. Bare concrete finish floor.

Bedroom 1: 4.08m x 3.55m
Front aspect double glazed upvc window. 4 panel pine door. Walls and ceiling finished to neutral colour and ceiling coving. 1 x double radiator. Bare concrete finish floor.

Dining Area:
Flexible open plan space leading from kitchen and inner hall. Built in under stair storage cupboard. Multiple ceiling down lighters. Emulsion walls and ceiling. 1 x double radiator. Bare concrete finish floor.

Hall:
Front aspect semi glazed upvc exterior door. L shaped. Emulsion walls and ceiling. Multiple ceiling downlighters. 1 x double radiator. bare concrete finish floor.

Stairway:
Leads from front aspect exterior door and hall. Single flight closed tread with pine balustrades.

First Floor

Bedroom 2: 5.26m x 3.41m
Rear aspect velux roof light exposing lovely Atlantic Ocean and surrounding peaceful countryside. Slightly coombed ceiling. 4 panel pine door. Emulsion walls and ceiling. 1 x double radiator. Bare floor boards.

Shower: 2.95m x 1.99m
Front aspect velux roof light. Newly fitted shower enclosure and 2 piece toilet suite including respatex splashback. 4 panel pine door. Extractor fan. Emulsion walls and ceiling. 1 x single radiator. Bare floor boards.

Bedroom 3: 5.26m x 4.07m
Master bedroom. Rear aspect velux roof light exposing lovely Atlantic Ocean and surrounding peaceful countryside. Slightly coombed ceiling. 4 panel pine door. Emulsion walls and ceiling. 1 x double radiator. Bare floor boards.

Top Landing: 5.85m x 3.50m
Rear aspect velux roof light. Exposes lovely views and offers optional uses such as a small study. Loft hatch. Emulsion walls and ceiling. 1 x single radiator. Bare floor boards.

Bedroom 3

Shower Room

Rear of Property

View

The only dedicated property centre in the Western Isles

Company Registration No: 228241 · Place of Registration: Scotland · Registered Office: 20 Francis Street

The Property Ombudsman

The above details are believed to be correct but are not definite; they are simply intended to indicate the main features of the property. These details will not form any part of a contract. Interested parties should satisfy themselves on all details. The availability of this list does not necessarily imply that any property is still available.
Company Registration No. 228241. Place of Registration: Scotland. Registered Office: 20 Francis Street, Stornoway, HS1 2NB.