14 Valtos

Uig | Isle of Lewis | HS2 9HR

Offers Over £305,000

PROPERTY CENTRE

western-isles-properties.co.uk | enquiries@western-isles-properties.co.uk | 01851 704003 | 77 Cromwell St, Stornoway, HS1 2DG

14 Valtos

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14 Valtos is a very special house, in a very special location, with *world class* views. The house has been individually redesigned, reimagined and renovated by a true craftsman, with meticulous finish, and attention to detail. The current owner stripped the house back to bare walls, redesigned the layout, and lovingly renovated the house in its entirety. The views are incredible - the open Atlantic Ocean, white sandy beaches on the Isle of Pabbay, Reef and Valtos, and nearer, the beautiful sunken garden in the property's larger than average plot. Be aware that when you view this house, you will not want to leave!...

Key Features

- A 3 bedroom, two bathroom, extended traditional house
- Presented to the market in immaculate condition
- A prism shaped sun parlour with seating for one protrudes from the living room, giving uninterrupted, 180 degree views with incredibly long horizons
- The former weaving shed is repurposed in to a large sun room, bathed in light with a spectacular cathedral window, and two large velux rooflights
- Both bedrooms upstairs have dormer windows with beautiful, curved V-lined surrounds on the deep walls, works of art in their own right, complete with window seats with amazing views of the sunrise
- The original stonework is exposed in places, respecting the house's rich history
- A beautiful handcrafted American pine staircase
- Fully double glazed; oil fired central heating, EPC - E

14 Valtos comprises entrance porch, utility room, kitchen, open plan living room with sun parlour, study / guest bedroom, sun room, bathroom, open plan landing with office and snug, and two spacious bedrooms. From the outside the house appears as a very nice, traditionally built, whitewashed Hebridean croft house, but the vernacular facade belies something incredibly special.

A private tarred driveway with cattle grid leads from the village up to the house and its adjacent byre.

The 0.6 acre plot of land is fully fenced, with a spacious chipped parking and turning area, a dedicated drying area, and lovely tiered garden grounds boasting a sunken garden, sheltered outdoor sitting area, lovely dry stone walling and mature willow trees.

Windows and doors are double glazed. Oil fired central heating.

Valtos (Bhaltos) sits in the vibrant area of Uig, a National Scenic Area, with its own community shop, community centre, doctors surgery, school and a restaurant with 2 AA rosettes.

Directions

Leaving from Stornoway Town Centre take the A859 then the B8011. When you reach Miavaig, take the first turning on the right on to the Valtos (Bhaltos) peninsula. Follow this road around the coast for about 2 miles. You will see our sign on the right hand side.

14 Valtos comprises:

Entrance Porch 2.28m x 1.92m

Front aspect semi-glazed hardwood door. Side aspect wooden double-glazed sash window. Single radiator. Tiled floor. Walls and ceiling to emulsion. Clothes hangers. Four panel painted timber door leads in to the utility room.

Utility Room 3.87m x 2.30m

Rear aspect wooden double-glazed sash window. Double radiator. Rear aspect velux roof lights. Impressive exposed original stonework. Walls and ceiling to emulsion. Integrated bowl design stainless steel sink. Fitted wooden units. Concealed washing machine and dryer in cupboards. Karndean flooring. Semi-glazed wooden door gives access to kitchen diner; four panel wooden pine door leads to inner hallway.

Kitchen / Diner 4.21m x 3.78m

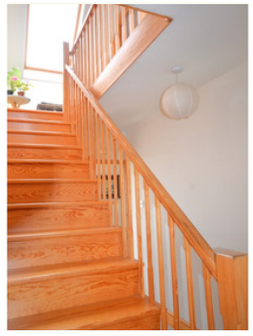
Front and side aspect wooden double glazed windows with views of the sunken garden, The Old Hill and Isle of Pabbay. Two double radiators. Integrated four ring stainless steel gas hob and electric oven. Wooden fitted wall and floor cabinets. Walls to V-lining, tiled to splash back and emulsion. Ceiling to emulsion. Original pine flooring. Integrated fridge freezer. Lovely window seat. Pine semi-glazed internal door.

Inner Hallway

Allows access to all rooms and to the craftsman built exposed wooden staircase. Double radiator. Front aspect velux on landing. Under stair storage space. Fitted carpet; walls and ceiling to emulsion.

Bathroom 3.58m x 2.31m

Three piece suite including a standalone centre tap bath. Solid polished stone tiling. Rear aspect wooden double glazed sash window. Single radiator. Separate shower enclosure with a powerful mains shower. Heated towel rail. Multiple downlights.



Living Room & Sun Parlour 3.68m x 4.10m

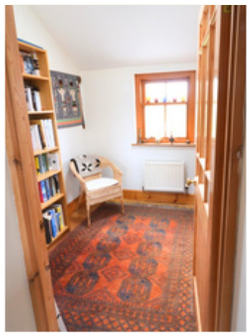
A peaceful, tranquil cosy space in the heart of the home, with stunning exposed original stonework, and a feature open fireplace with tiled hearth. Impressive full height picture windows with incredible views to the open Atlantic, and over Reef beach, and Pabbay island, and the Old Hill. Large front aspect double glazed sash window, with a deep wooden sill. Three single radiators and one double radiator. Walls and ceiling to emulsion. Semi-glazed wooden door to study / guest bedroom. Floor to carpet.

Study / Guest Bedroom 2.30m x 2.32m

Rear aspect wooden double glazed sash window. Rear aspect velux window. Solid wooden flooring. Walls and ceiling to emulsion. Wooden glazed door. Double radiator.

Former Weaving Shed / Sun Room 4.11m x 3.55m

A wonderful space bathed in light, with cathedral window and a vaulted double height (1.5 storey) ceiling with exposed beams, and again, original exposed stonework. Front aspect semi glazed woodgrain design UPVC door to the exterior, with steps down in to the sunken garden and the outdoor seating area. Front aspect velux. Side, front and rear aspect UPVC wood grain effect windows. Rear aspect velux. Two double radiators. Karndean flooring. Walls and ceiling to emulsion.



Upstairs:

Top Landing (Open Plan Snug / Office Area)
2.90m x 7.34m

Front aspect velux with views of three beaches - Kneep, Reef, Valtos and Pabbay beyond. You can see as far as Achmore from this window. The V-lining in the hallway is, as elsewhere, the original which has been stripped back and restored. Walls to V-lining and emulsion, ceiling to emulsion. Floor to carpet. Two side aspect velux roof lights. One rear aspect sash window. One single radiator. Wooden pine bannister railing around staircase. Access to all upstairs rooms.

Bedroom Two 3.58m x 4.03m

Front aspect double glazed wooden sash single dormer window with lovely window seat. Double radiator. Walls to V lining, exposed original stone work and emulsion. Combed ceiling. Floor to carpet. Four panel solid wooden door.

Shower Room 2.01m x 2.14m

Two piece suite with separate shower enclosure with mains shower. Side aspect velux window. Single Radiator. Textured pebble flooring. Fitted cupboards and shelving. Tiled to splash back, walls and ceiling to emulsion. Downlighters. Shaver point. Four panel wooden door to landing. Outside the shower room on the landing there is an in-built storage cupboard with automated lighting, and appealing seaside

Bedroom Three 3.18m x 4.03m

Period design cast iron open fireplace with wooden mantelpiece in bedroom. The V lining around the windows has intriguing, elegant boat like curves, reminiscent of a Viking long boat. Front aspect single dormer window with a lovely window seat with a view like no other. Double radiator. Walls and ceiling to emulsion. Floor to carpet.

Separate Byre / Workshop 10.13m x 4.21m

Poured concrete walls with a cement floor. Two side aspect single glazed windows. Front aspect wooden door. Shelving along one wall. Partially floored attic space with potential for further development. This solid outbuilding provides potential for many alternative uses.

Exterior

The above average plot has an elevated setting providing enviable panoramic views over multiple white sandy beaches and the open Atlantic. A private tarred driveway with cattle grid leads from the village road to the house and adjacent byre / workshop. The property is fully fenced, with a spacious chipped parking and turning area, dedicated drying area, and garden grounds boasting mature willow trees, a tiered, sunken garden, sheltered outdoor sitting area, and dry stone walling. The oil tank is adjacent to the workshop.

GENERAL INFORMATION

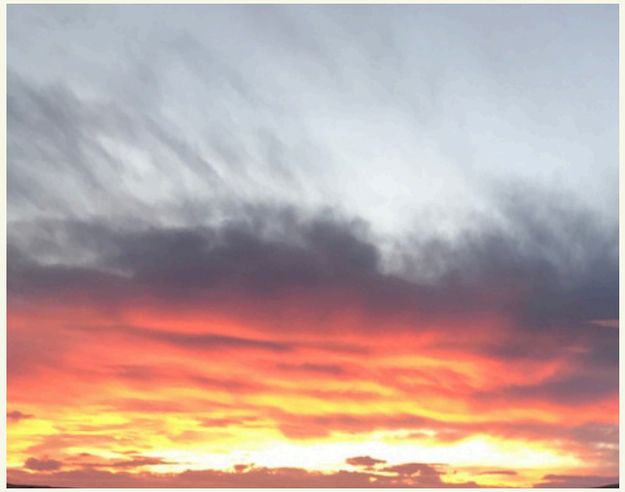
Council Tax Band: B

EPC Rating: E

Local Authority: Comhairle nan Eilean Siar

Home Report: A copy is available on request

Viewing: Strictly by appointment



PROPERTY CENTRE

One of the many wonderful views from No. 14...

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.

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The Property Ombudsman

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