

HANDA, 18 KEOSE GLEBE, LOCHS, ISLE OF LEWIS HS2 9JX

Spacious, detached 4 bedroom family home with detached 3 bedroom cottage.

Individually designed to make the most of stunning views in a most desirable central location.

Handa - Main house

Ground floor

Entrance Porch

Hall

Lounge

Kitchen/Dining/Family Room

Ground floor double bedroom

Family bathroom (optional en-suite)

Rear vestibule

Utility room

- Oil Central Heating
- Open fire option
- Wireless Broadband
- Double Glazed UPVC windows and doors
- Generous Storage

First Floor

3 double bedrooms with washbasins

Shower room / WC

Linen cupboard with hot water tank

Partly floored loft

Shelved book storage

Outside

- Garage/Utility
- Spacious mature ¾ acre garden
- Summer/Greenhouse
- Vegetable plots with cold frames
- Outside taps and power point
- Drying green
- Cattle Grid
- Chipped parking for 6+ cars
- Outdoor Lights

The Garden Cottage

Ground floor

Hall

Kitchen

Utility /cloak area

Lounge/Dining Area

1 Double Bedroom

en suite W.C.

Linen cupboard

Bathroom

First floor

1 double bedroom

1 single bedroom/study

Walk in cupboard

Partly floored side loft

Hatch to upper loft

- Double Glazed UPVC windows and door
- Electric Heating
- Business opportunity

DESCRIPTION

Stunning scenery in a peaceful setting sets this desirable detached house apart.

This spacious property is set in $\frac{3}{4}$ of an acre of garden ground and boasts breathtaking views across Loch Keose to the rear and the sea loch, Loch Erisort, and the hills of South Lochs and Harris to the front.

This is a haven for artists, fishermen, walkers and birdwatchers as well as a central location to enjoy all that Lewis and Harris has to offer. Easy commuting distance to Stornoway.

The detached 2/3 bedroom Garden Cottage is ideal as a holiday let or equally as a "granny annex" (for which it was designed). The main house Handa benefits from oil central heating with the Garden Cottage having Total Control electric heating. Both houses are double glazed throughout.

There is an attached garage with utility to the rear as well as 2 outside taps. A chipped drive to the front and rear provides ample parking. The site also benefits from a cattle grid and a free standing external power point

The large well drained garden grounds which surround the property are mainly grass with areas of mature trees, shrubs, hedges, flower beds as well as extensive vegetable plots with 2 cold frames.

The summer house /greenhouse to the rear of the Garden Cottage is a delightful surprise and benefits from power and light. The site offers plenty scope for future development.

LOCATION

Handa is south-facing on a hilltop at the far end of the village of Keose Glebe approximately 12 miles from Stornoway. This is the island's main town where a wide range of amenities and services including shops, chemists, banks, supermarkets, sports centre, art centre, museum, restaurants, hotels, hospital, dental school and vet can be found as well as sea and air transport links. 5 miles away there is an excellent medical practice Langavat, a well stocked village general store with fuel pumps and the spacious modern primary school "Sgoil na Loch" with its generous facilities.

Handa's central location allows easy access to scenic moorland walks and it is well positioned to explore sites of historical interest such as the Callanish Stones, Dune Carloway Broch, Gearannan Blackhouse village as well as the Iron Age house in Great Bernera and Uig the amazing home of the famous Lewis Chessmen. The island is studded with lovely brown trout lochs and beautiful, deserted sandy beaches -some prized by surfers. The hills of nearby Harris beckon climbers of all abilities.

DIRECTIONS

From Stornoway follow the signs for Tarbert A859. Travel along this road for approximately 10 miles where you will see a sign for the village of Keose on the right hand side. Take the left turning and follow the road for around 2 miles. The road dips down to the sea then bends to the left uphill to the village of Keose Glebe, follow this road and Handa is the last house on the left.

Accommodation

Handa

ENTRANCE PORCH 2.64mx1.28m (8'8" x 4'2") Front door with glazed opaque panels opening into the porch. Tiled floor. Window to front and side. Clear glazed door to hall .

HALL 3.83mx1.35m (12'7" x 4'5") Feature alcove area with light and telephone point. Cloak and shelved cupboards with louvered doors on either side. Door to large understairs cupboard with light. Door to lounge. Stairs to upper accommodation. Radiator. Arch to inner hall.

LOUNGE 5.44mx3.84m (17'10" x 12' 7") Set to the front of the property this spacious room has a large picture window overlooking the garden , Loch Erisort and the hills of South Lochs. This room has also been used as a formal dining room . The hand crafted feature Lewisian Gneiss stone fireplace could still be used as an open fire or as at present with an electric fire. Alcove area with deep shelf. Telephone point.

KITCHEN/DINING /FAMILY ROOM 5.59m x 3.77m (18'4" x 12'4 ½") Well fitted with base and wall units incorporating a fitted double oven, ceramic hob with chimney vented extractor hood over, integrated fridge and free standing dishwasher . (A matching unit door is available for an integrated dishwasher). Stainless steel twin bowl sink with drainer by a west facing side window with views of open moorland (spectacular sunsets) .The full length double window to the rear maximising the view over the garden to Loch Keose gives this room the "wow" factor. Ample flexible space for dining and seating . Triple ceiling spotlights. Fluorescent strip lights. Radiator.

INNER HALL 4.23m x 0.97m (13'10 ½" x 3'2") Doors to kitchen and rear vestibule.

Door to optional en-suite ground floor double bedroom. Door to walk- in shelved cupboard .

BATHROOM 2.69m x 2.39m (8'10" x 7'10")

Set to the rear of the property with high level window. Sun King suite-WC, wash hand basin, bath and separate cubicle shower with electric shower over. Heated towel rail. Shaving socket with light. Partly tiled walls. Tiled floor. Radiator. Double ceiling spotlights.

GROUND FLOOR BEDROOM 3.84m x 3.31m (12'7" x 10'10")

This is a good sized room with a window to the front overlooking the garden to Loch Erisort and the hills beyond. Built-in wardrobes and high level cupboards with Louvre doors. Radiator.

REAR VESTIBLE 2.69m x 1.13m (8'10" x 3'8 ½")

Opening to utility room. UPVC door leading to the rear garden with opaque glazed lower and clear glazed top panel . Curtained shelving for shoes. Tiled floor.

UTILITY ROOM 2.69m x 1.88m (8'10" x 6'2")

Well appointed and useful room at the rear of the property with high level window. Wall and base units. Stainless steel sink and drainer. Washing machine and tumble dryer. Plenty space for fridge/freezer. Under counter storage. Work surface areas. Cloak area. Partly tiled walls and tiled floor.

First Floor (Handa)

LANDING Velux window to rear. Door to linen cupboard housing hot water tank. Doors to three bedrooms. Door to shower room. Shelved area for books. Hatch to the partly floored loft with Ramsey ladder and lights.

SHOWER ROOM 2.33m x 1.68m (7' 8" x 5' 6")

Sun King suite comprising W.C., wash hand basin and cubicle shower with electric shower over. Velux window to rear. Radiator.

BEDROOM 2 5.97m x 3.35m (19'7" x 11') (longest and widest) This dual aspect room is set to the side with picture velux windows to the front and rear so that you can fully appreciate the lovely views on offer. Flooded with natural light and already equipped with a built-in sink unit, cupboard with a work surface area, many sockets, a telephone point and Broadband Router, this well appointed and flexible room has great potential as an artist's studio / craft room / workroom/office. As in the past, it could also be enjoyed as a tranquil sitting room. Two radiators.

BEDROOM 3 4.38m x 3.00m (14' 4 ½" x 9'10") (longest and widest)

Window to the rear. Stunning view (even from the bed) over Loch Keose. Louvered door to deep cupboard with shelf and hanging rail adjacent to wash hand basin with light and shaving point over. Service hatch to side loft. Radiator.

BEDROOM 4 5.90m x 2.85m (19'4 ½" x 9'4")

Velux window with an amazing view over the front garden, Loch Erisort and the hills of South Lochs and nearby Harris. Wash basin with shaving socket and light adjacent to a large built-in cupboard with shelf and hanging rail and light. Telephone point. Radiator.

The Garden Cottage

HALL 1.91m x 1.75m (6'3" x 5'9") Door with opaque glazed panels opens from the rear garden into the cottage. Stairs to upper accommodation, opening to utility area. Door to bathroom. Open to kitchen (door optional). Storage heater.

UTILITY AREA Washing machine under stair. Space for freezer or tumble dryer. Shelving. Partly tiled floor. Cloak area.

KITCHEN 2.66m x 1.90m (8'9" x 6'3")

Fitted with base and wall units with medium oak doors. Electric slot in cooker and under counter fridge. Under unit lights. Floor level fan /heater. Coving. Walls part tiled. Stainless steel sink with drainer Window overlooking secluded garden and loch. Door to lounge/dining room.

LOUNGE/DINING Room 4.75m x 3.06m (15'7" x 10' 1/2") Full length window facing Loch Keose. Side facing window. Plaster coving and ceiling rose. Electric fire set in wooden fire surround with mantelpiece and shelving. TV ariel and telephone points. Storage heater. Door to en-suite bedroom.

EN SUITE BEDROOM 2.97 x 3.07m widening to 3.94m (9'9" x10'1" widening to 12'11")

Set to the side with window overlooking the garden . Fitted cupboard with hanging rail and shelves. Door to linen cupboard housing hot water tank. Panel Heater. Door to WC.

WC 1.77m x 0.90m (5'10" x 3') Comprising off- white W.C. and wash basin. Wall light with shaving point. Extractor fan. Heated ceiling light.

BATHROOM 1.78m x 1.95m widening to 2.80m (5'10" x 6'5" widening to 9'2") Opaque window to the side and fitted with a white suite comprising W.C., wash hand basin and bath with electric shower over. Partly tiled walls. Tiled floor. Heated towel rail. Dimplex wall mounted fan heater. Double spotlight.

First Floor (Garden Cottage)

LANDING Curtained deep alcove with hanging rail floor light and socket.

Door to walk-in cupboard with hanging rail, shelving, socket and light Hatch to partly floored side loft. Hatch to upper loft. Doors to two bedrooms.

BEDROOM 2 /STUDY 3.65m x 2.16m widening to 2.75m (12'x 9')

Window to the front . Door to cupboard with hanging rail and shelf. Wash hand basin. Panel heater and telephone point . Broadband accessible from Handa.

BEDROOM 3 3.66mx 3.24m longest and widest (12' x 10'8")

Set to the rear with lovely view over garden, Loch Keose and open moorland. Door to cupboard with shelf and hanging rail. Panel heater. Telephone point.

GARAGE 5.4m x 3.7m (17'8" x 12'1") Set to the side of Handa. Up and over door to the front and generous purpose built shelving. Power and light. Chest freezer. Door access to the garage utility.

Utility 1.6m x 3.7m (5'3" x 12'1") Set to the rear . Power and light. Sink with cold water. Washing machine. Oil fired boiler. Hardwood door giving access to the rear garden.

The patio area to the rear takes in the full view of the loch and could become the foundation for a conservatory. There are many other areas in the garden where you can enjoy the surrounding countryside with its varied wildlife. A chipped path leads to a gate which gives easy access to Loch Keose and lovely moorland walks.

EXTRAS

All fitted floor coverings, curtains, blinds, light fixtures, fitted appliances, 3 washing machines, tumble dryer, chest freezer, slot in cooker and under-counter fridge are included in the sale price. All sold as seen- no guarantees given. Some other items of furniture may be available by separate negotiation.

Early entry available. Chain free.

COUNCIL TAX The current council tax band for Handa is band **D** and for the Cottage band **B**.

You should be aware that this may be subject to change upon the sale of the property.

Disclaimer

Please note the seller is not obliged to accept the highest offer or indeed any offer. All electrical appliances are sold as seen and without any guarantee.