

STONEYFIELD FARM HOUSE, HOLM FARM
ROAD, SANDWICK
ISLE OF LEWIS, HS2 0AQ
OFFERS OVER £225,000

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DEREK MACKENZIE
SOLICITORS



FOR
— SALE —

We are delighted to present to the market this rare opportunity to purchase this unique and exciting property, Stoneyfield Farm House. Situated in over 1 acre of farmland in the sought after location of Sandwick

DEREK MACKENZIE
SOLICITORS & ESTATE AGENTS

20 North Beach Street
Stornoway
Isle of Lewis
HS1 2XQ

Phone: 01851 702211

Fax: 01851 709035

property@derekmackenzie.com
www.derekmackenzie.com





We are delighted to present to the market this rare opportunity to purchase this unique and exciting property, Stoneyfield Farm House. Situated in over 1 acre of farmland in the sought after location of Sandwick, enjoying stunning panoramic views over Stornoway Harbour and Sandwick Bay.

This attractive three bedroom traditional farmhouse benefits from uPVC glazing throughout and oil fired central heating, with accommodation presented over two levels, comprising of ground floor entrance porch, double bedroom, lounge, open plan kitchen/dining area, utility room, shower room and rear porch. The first floor accommodation offers two additional double bedrooms and bathroom. There is a chalet attached to the farmhouse is a 6.5m x 8.5m building with the potential to either extend the farmhouse or to be a separate chalet/holiday let.

Although the property requires some modernisation, it is ready for a potential buyer to put their own stamp on it. The sale of the subjects include four multi purpose outbuildings with a further two barns, there is a private spacious courtyard to the rear of the property offering excellent potential for outside entertaining, and ample garden ground to the front of the property taking full advantage of the uninterrupted open views.

Stoneyfield benefits from having the scenic lolaire circular walk a stone throw away and is in close proximity to Stornoway Airport and the Braighe Beach. The Main town of Stornoway is approximately 2 miles away with all amenities and services. The subjects are surrounded by the 150 acres of Stoneyfield Farm, which continues to be a working farm. The nearest property is approximately $\frac{3}{4}$ of a mile away. We would highly recommend viewing this property to fully appreciate the peaceful yet well connected location.

Kitchen/Dining Area



Lounge



Hallway & Stairs



Bathroom



Ground Floor Bedroom



Bedroom 2



Bedroom 3



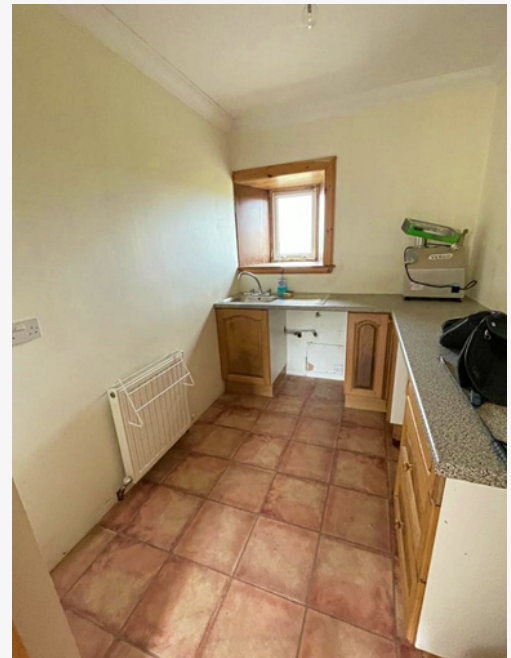
Rear Porch



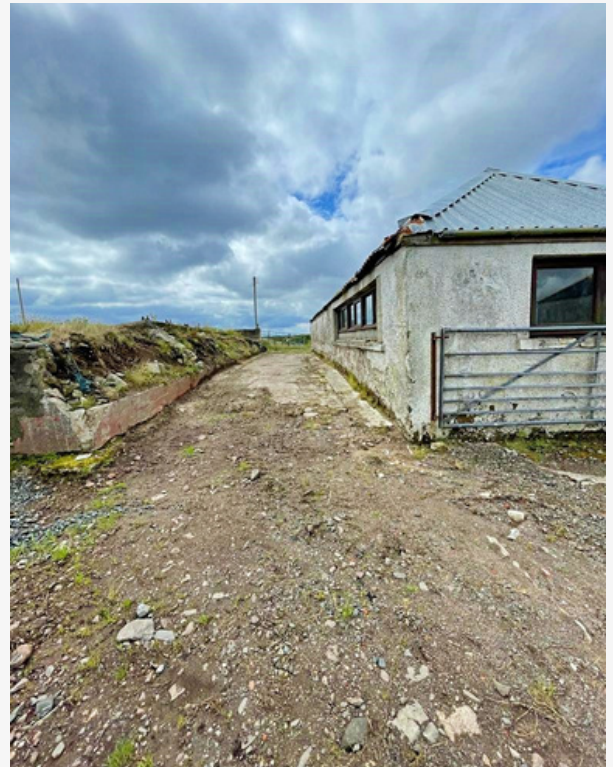
Shower Room



Utility Room



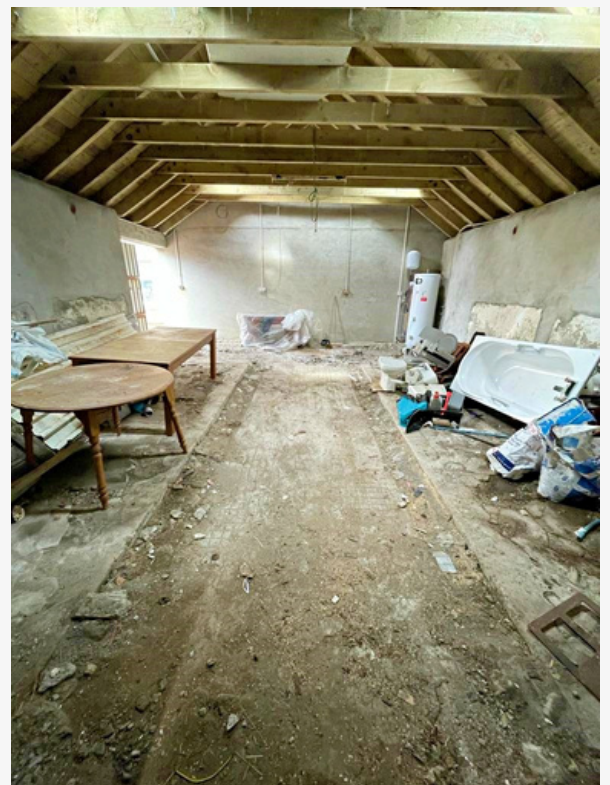
External & Barns



Out Building



Chalet



Views



Measurements

Front Entrance Porch - 1.79m x 2.04m

Bedroom 1 - 3.63m x 4.46m

Bedroom 2 - 3.05m x 4.86m

Bedroom 3 - 3.06m x 4.49

Bathroom - 2.24m x 1.86m

Lounge - 3.68m x 4.42m

Kitchen - 6.15m x 4.43m

Shower Room - 3.54m x 1.34m

Utility Room - 3.47m x 2.06m

Rear Porch - 3.49m x 2.41m

Chalet - 6.5m x 8.5m

Additional Information

Home Report Available

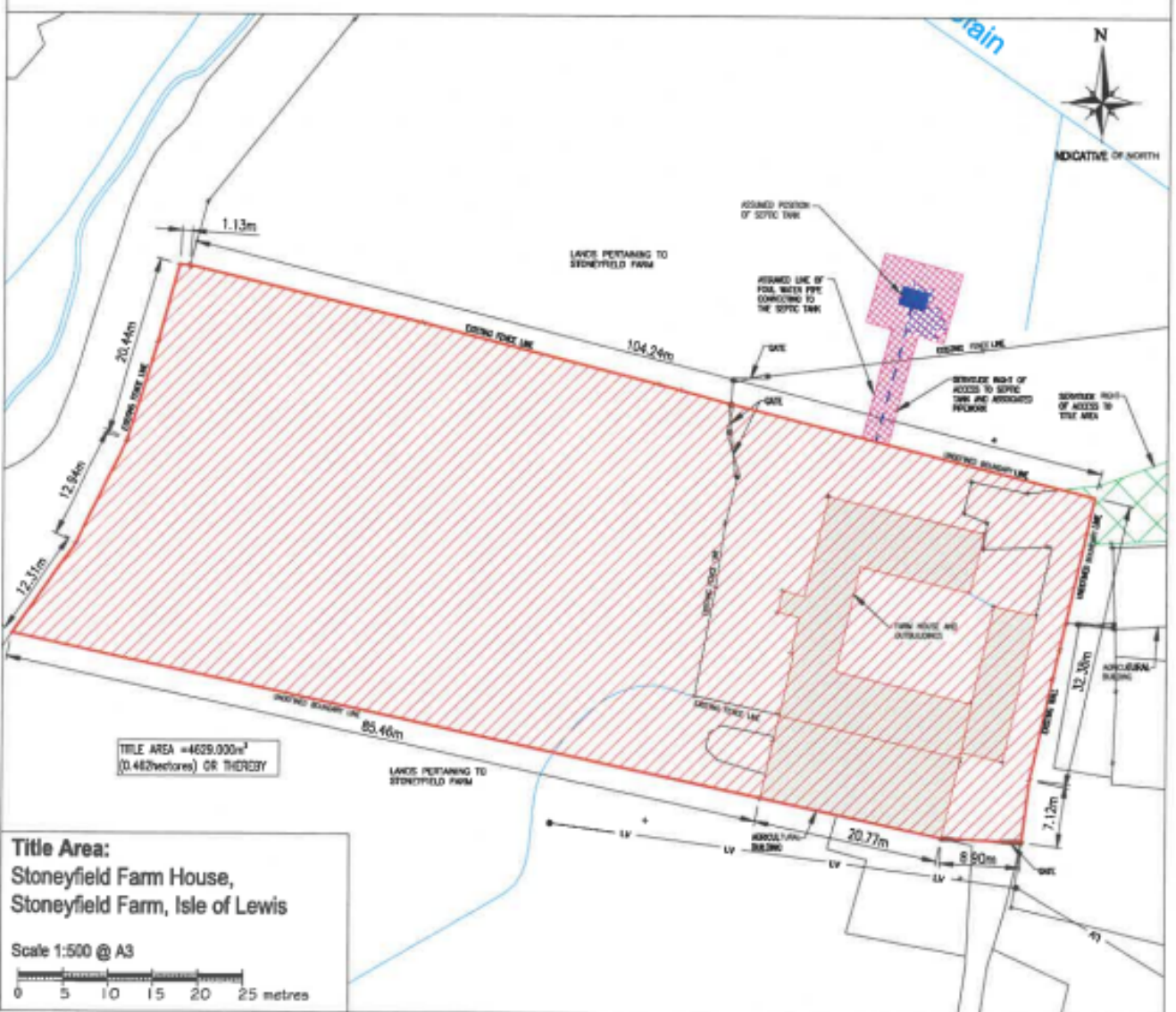
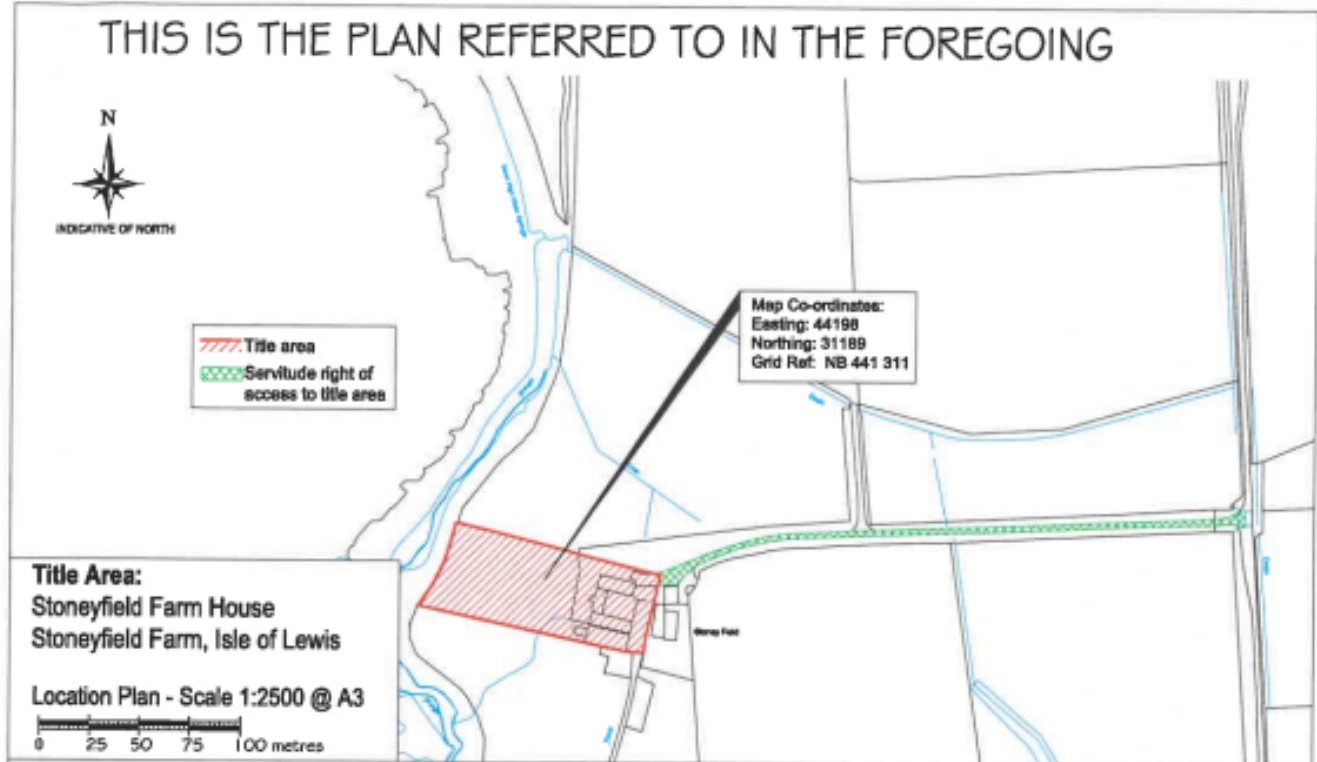
Viewing strictly by appointment only

Internal Area: 128m²

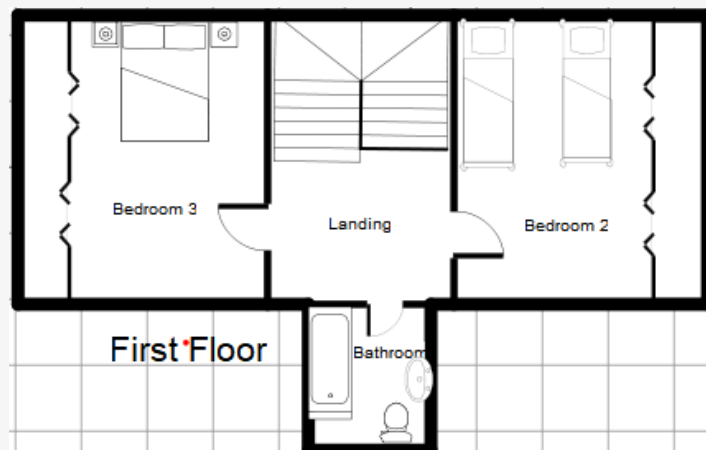
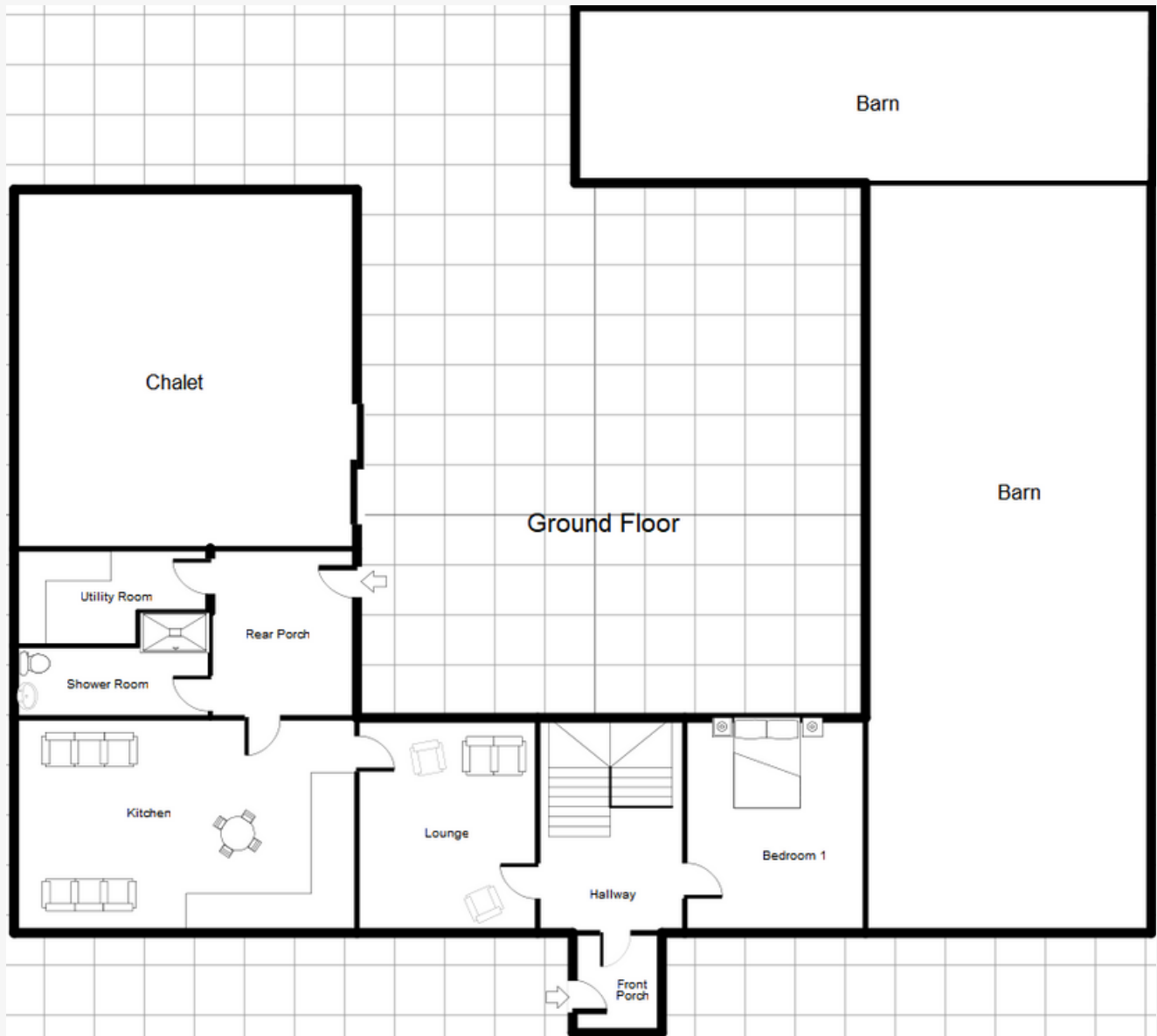
EPC Rating: Band G

Council Tax: Band B

Title Area Plan



Floor Plan



The foregoing particulars of sale are to be used as a guide only. No details are guaranteed and all measurements are approximate and are intended for general guidance only. We have not tested any services, equipment or appliances in the property and we advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT

Director: Derek Mackenzie

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