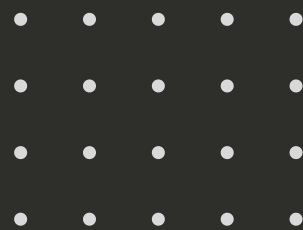




DEREK MACKENZIE
SOLICITOR & ESTATE AGENTS

Derek Mackenzie Solicitors & Estate Agent

20-21 North Beach Street, Stornoway
Isle of Lewis, HS1 2XQ



HOUSE FOR SALE

Old School House, Lochcroistean, Uig, Isle of Lewis, HS2 9EP

Set back off the road in the peaceful community of Lochcroistean, we welcome to the market a unique opportunity to purchase this impressive and spacious Old School House.

Contact Us -

property@derekmackenzie.com
01851 702211





Brimming with character, this unique home seamlessly blends its original architectural beauty with modern versatility—offering not just a stunning living space but also an exciting income opportunity from home.

With expansive reception rooms and flexible gallery areas, this property is perfectly suited for a variety of ventures, from boutique guest accommodation to creative workshops, event hosting, or a charming café. Accommodation is presented in immaculate condition comprising ground floor large reception room (former classroom, currently utilised as a Gallery), two reception rooms, fourth reception room with small kitchen area off, main kitchen, large sun room/diner, shower-room/WC, two WCs and entrance and utility vestibules. First floor comprises three bedrooms, one with en-suite facilities.

Externally, the one-acre surrounding grounds further enhance the properties appeal, featuring a polytunnel and raised beds—ideal for self-sufficiency or a small-scale farm-to-table business. There is also excellent potential for further development including space for renewable energy solutions.

To the rear of the property there is a drying area and detached studio with store and ample off street parking for multiple vehicles.

Old School House is within easy reach of the white sandy beach at Reef and other neighbouring beautiful, serene beaches. Local amenities include the popular restaurant at Uig Sands, community shop, post office, churches, school and community centre.

Viewing is strictly by appointment only and highly recommended to appreciate this spectacular property.

Gallery/Reception Room - 6.02m x 5.21m



Kitchen - 5.71m x 3.09m



Sun Room - 5.70m x 2.83m



Family Room - 3.55m x 3.15m



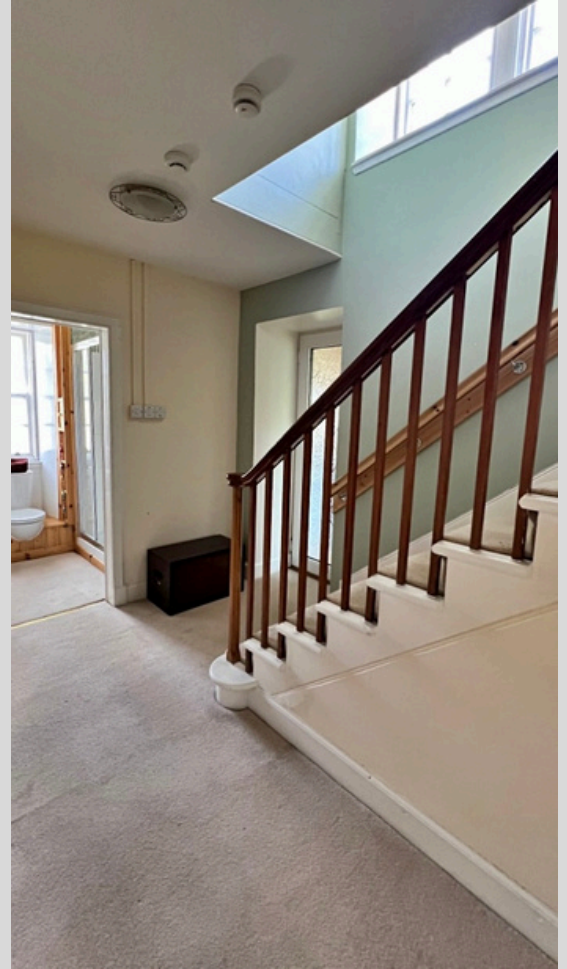
Lounge - 4.68m x 3.93m



Kitchen - 1.99m x 2.71m



Hallway - 2.99m x 2.10m



Shower Room - 1.77m x 1.69m



Landing - 2.10m x 2.70m



Master Bedroom - 3.54m x 2.96m



En-Suite - 2.01m x 1.18m



Bedroom 2 - 2.65m x 3.57m



Bedroom 3 - 2.48m x 2.42m



Family Room/Bedroom 4 - 3.31m x 3.30m



Utility - 1.81m x 2.99m



Entrance Porch -
1.83m x 3.88m



W/C - 0.78m x 1.77m



W/C - 1.47m x 1.99m



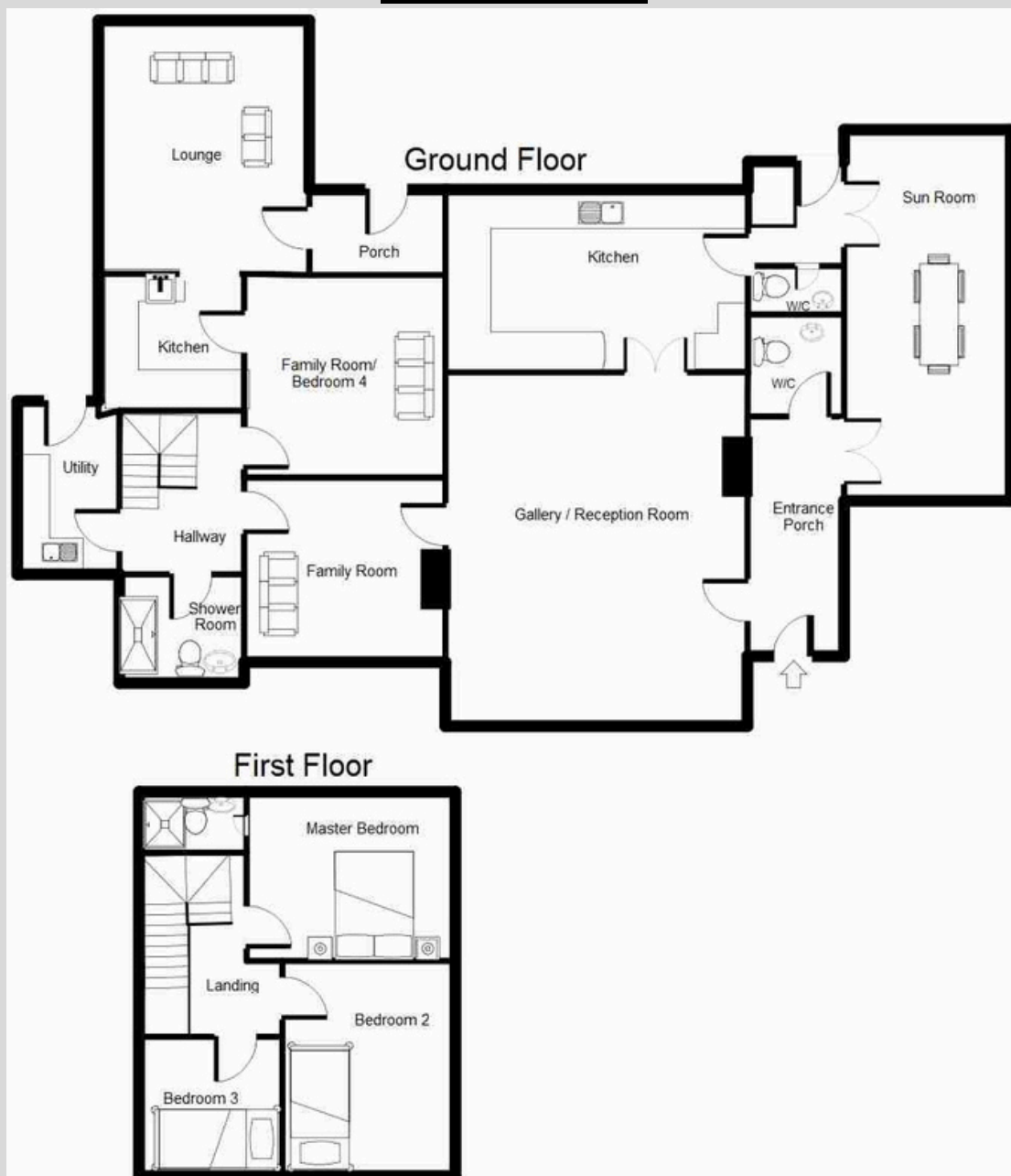
Studio - 4.80m x 2.57m



External



Floor Plan



Additional Information

EPC Rating: Band G

Council Tax Band: C

Internal Area: 201m²

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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