

**CROFT
HOUSE
FOR SALE**

**Croft Tenancy with
Dwelling House at 5
Flesherin, Point, Isle
of Lewis, HS2 0HE**

Located in the peaceful village of Flesherin, Point and enjoying panoramic views over Broadbay, we are delighted to welcome to the market this Croft Tenancy with four bedroom family home.

Contact Us -
property@derekmackenzie.com
01851 702211





Accommodation is presented over one floor comprising entrance hallway, kitchen, utility porch, lounge, shower room and four bedrooms, one currently utilised as a dining room. The stunning views over broadbay are framed perfectly by all rear aspect windows of the property.

Heating in the property is by way of oil and windows are uPVC throughout. The loft space is fully floored, ready for storage or potential further development.

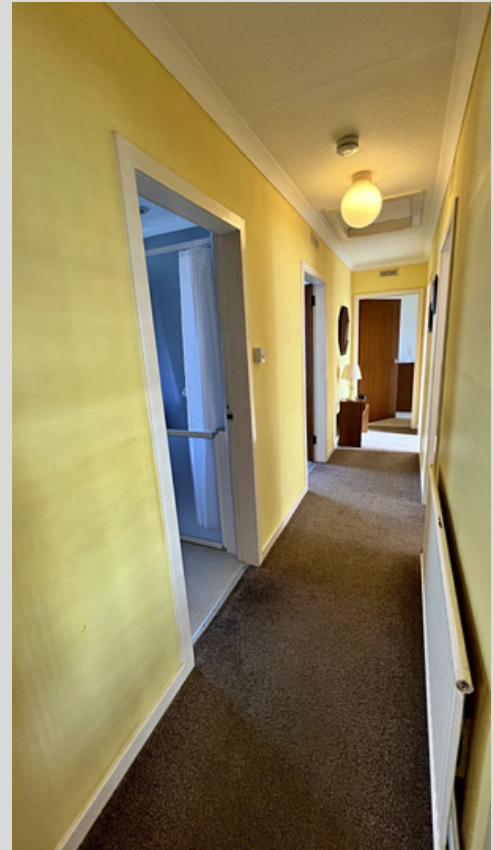
Externally to the front of the property there is an array of mature shrubs and plants and off road parking. To the rear of the property there is low maintenance garden ground, drying are and spacious barn.

The croft tenancy extends to approximately 1.151 hectares/ 2.84 acres, ideal for a range of agricultural uses including livestock or potential glamping pods, perfect for an at home income (subject to relevant planning consents)

There is a local primary school and shop in the village of Knock which is a short drive from Flesherin, and a regular bus service into the main town of Stornoway, which is approximately 10 miles away, with all amenities and services.

Sale of Croft Tenancy subject to Crofting Commission approval.
Crofting Register number: C41

Entrance Hall - 2.96m x 2.10m Hallway - 6.05m x 1.01m



Kitchen - 4.87m x 3.59m



Lounge - 3.62m x 5.62m



Shower Room - 2.50m x 1.75m



Dining Room/Bedroom 1 - 3.61m x 2.58m



Bedroom 2 - 2.45m x 2.84m



Bedroom 3 - 3.43m x 3.32m



Bedroom 4 - 3.43m x 3.64m



External - Front



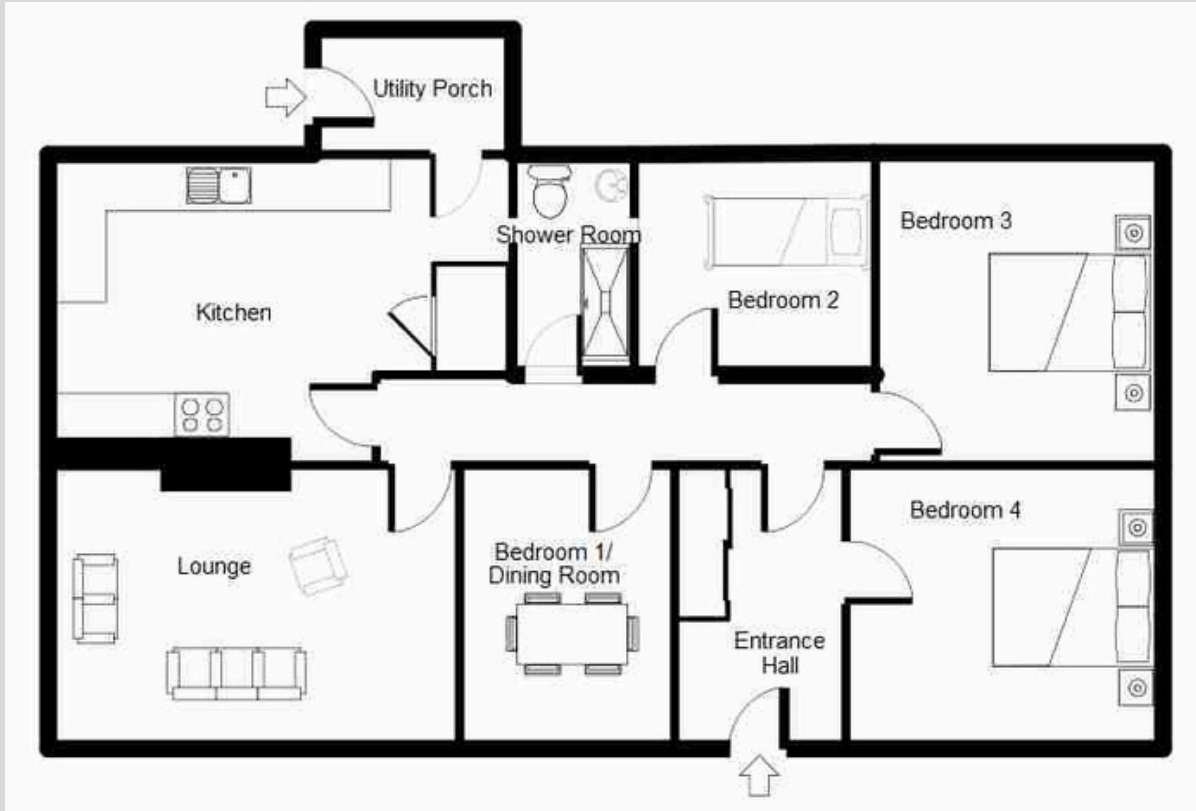
External - Rear



Croft



Floor Plan



Croft 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

Derek Mackenzie Solicitors is the trading name of Derek Mackenzie & Company Limited, a company registered in Scotland. Company Registration Number: SC540484. VAT Number: 127638792. Registered Office as above.