



3 Eoropie

Isle of Lewis HS2 OXH

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The logo for Bell Ingram, featuring a green semi-circle to the left of the text "Bell Ingram" in white on a dark blue background.

**Bell
Ingram**

Newly renovated three-bedroom detached cottage situated in Eoropie on the Isle of Lewis with rural views towards the sea, together the exclusive opportunity to purchase the adjoining croftland extending to approximately 0.92ha (2.3acres) with associated common grazings

- **Highly competitive pricing for a perfect family home with development potential.**
- **Finished to an exceptionally high standard throughout: No detail has been overlooked in this turn-key property.**
- **Excellent family home: Designed for comfort and modern living, perfect for families.**
- **Outbuildings with development potential: A unique opportunity to convert into self-contained holiday lets or artist studios.**
- **Enclosed gardens to the front: Adds privacy and aesthetic appeal to the home's exterior.**



SITUATION

This prime location is within walking distance of two stunning sandy beaches and the iconic Ness Point Lighthouse. It's a dream destination for nature enthusiasts, as it offers opportunities to spot rare birds and orca whales. The property is also at the terminus of the Barra to Butt cycle route, enhancing its tourism appeal. Essential amenities like a local shop, garage, and leisure centre are nearby, while buses service local primary schools and secondary education is available in Stornoway.

DIRECTIONS

From Stornoway, journey along the A857 towards Barvas. Continue through multiple villages until you arrive at Lionel. Take a left turn indicated for Eoropie. The property is set back from the road, making it an oasis of privacy and tranquility, and is located on the left-hand side.

DESCRIPTION

Nestled in the scenic village of Eoropie on the Isle of Lewis, this fully renovated, two-storey, detached residence offers three spacious, light-filled bedrooms. Set against the captivating backdrop of the sea and surrounding coastline, the property is accompanied by approximately 0.92ha (2.3 acres) of croftland complete with common grazing rights which is available by separate negotiation.

Beyond the inviting facade, the property reveals a high standard of contemporary living. The comprehensive renovations include a brand-new kitchen equipped with modern amenities, a sleek bathroom, and a utility room. A brand-new wood-burning stove is included and ready for installation. New carpeting has been installed to the three bedrooms, staircase and landing area. The kitchen, utility, dining room, bathroom, entrance porch and hallway have been finished in quality wood effect laminate flooring. The property is fitted with new double-glazed windows, doors. The porch area has been full renovated with a newly installed porch roof, all contributing to its turn-key readiness.

EXTERNAL

Externally, the property is as inviting as it is internally. A secure, enclosed front garden offers a serene spot for relaxation, while generous parking space is available at the rear and side of the home. Notably, two stone outbuildings sit on the rear croftland. These present an exciting development potential, perfect for conversion into self-contained holiday lets, a barn conversion, an artist's studio, or even an auxiliary dwelling unit (subject to necessary consents).

SERVICES

The property benefits from modern electric heating and is rated EPC E, which is in line with its period character yet improved by the comprehensive renovations.

The property is served with Mains Drainage and Mains water supply

COUNCIL TAX

Band B

EPC

Rating E: Energy Performance Certificate rating consistent with the property's character.

Important Notice

These sale particulars were prepared on the basis of information provided to us by our clients and/or our local knowledge. Whilst we make every reasonable effort to ensure that they are correct, no warranty or guarantee is given and prospective purchasers should not rely upon them as statements or representations of fact. Furthermore neither Bell Ingram Limited or its directors or employees assume any responsibility therefore. In particular:

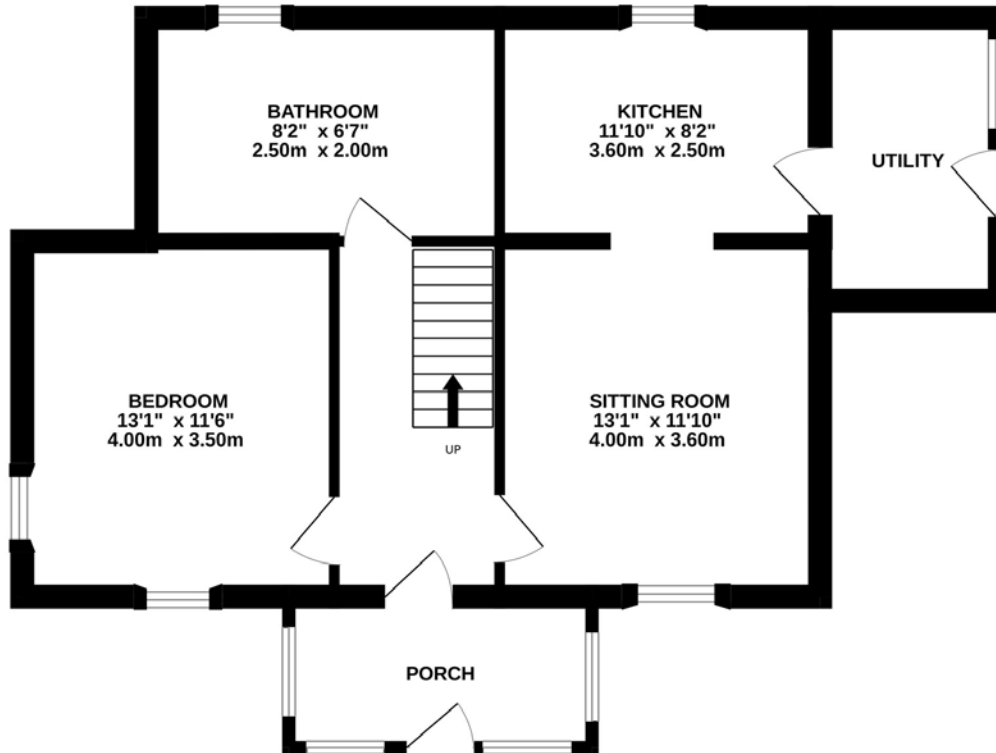
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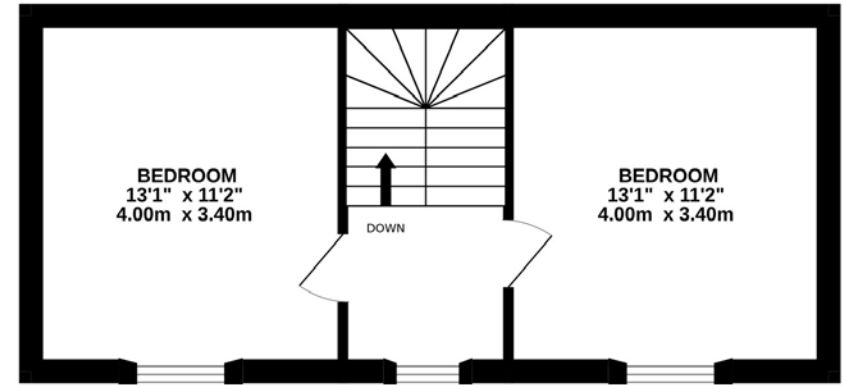




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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3 Eoropie - Isle of Lewis

Outbuilding/ Large Barn to rear offering development potential



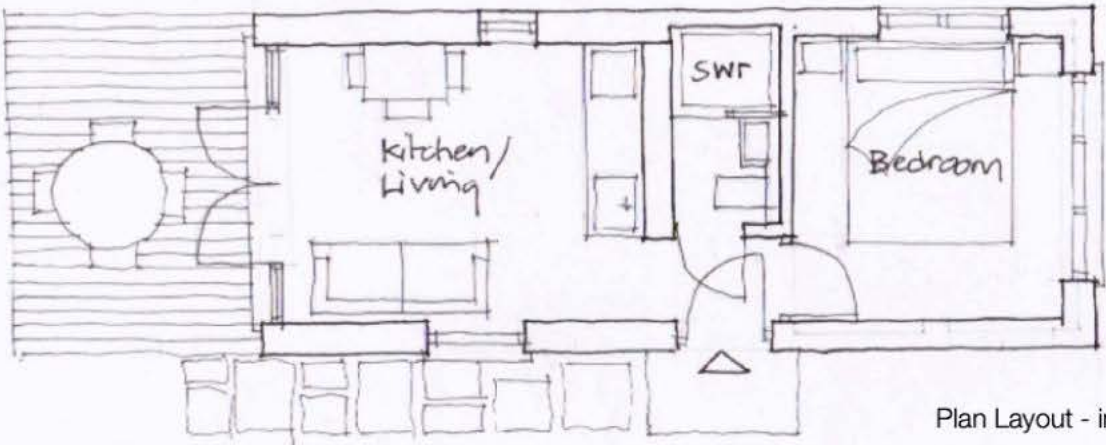
Plan Layout - indicative (NTS)



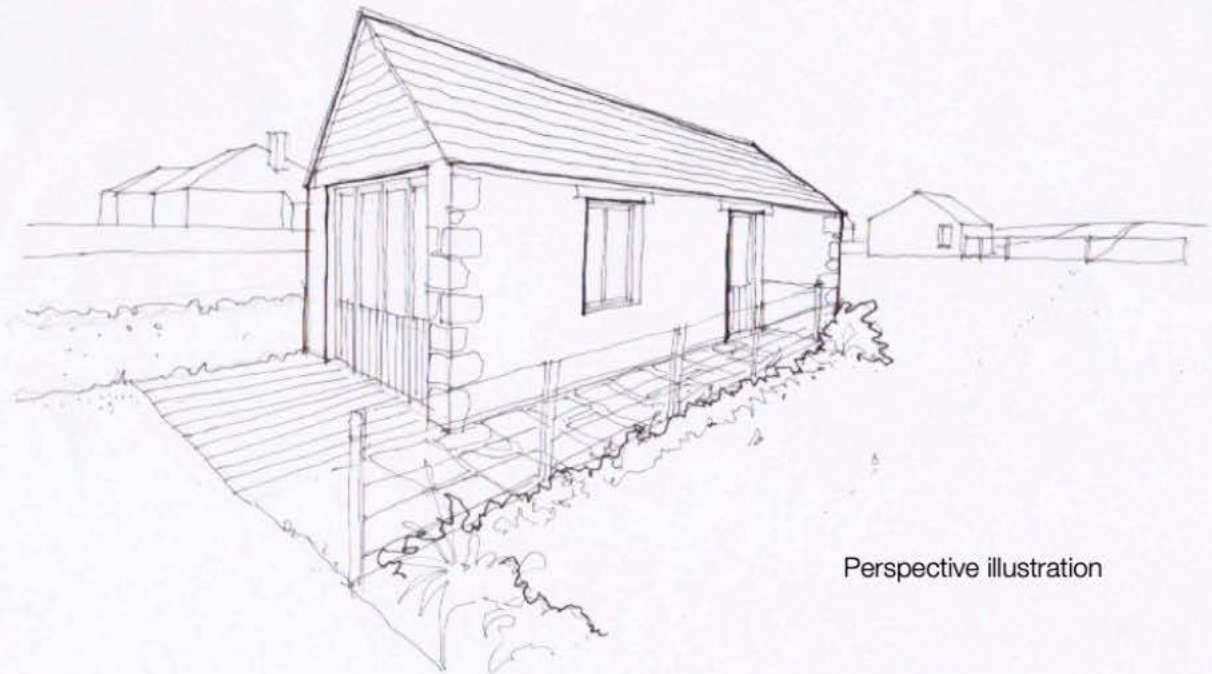
Perspective illustration

3 Eoropie - Isle of Lewis

Outbuilding/ Small Barn to rear offering development potential



Plan Layout - indicative (NTS)



Perspective illustration



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