



11A Reef

Isle of Lewis, Eilean Siar, HS2 9HU

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Introduction

A well presented, listed, two-bedroom, stone built cottage. Set in the quiet and rural location of Reef on the Isle of Lewis, the property has beautiful water views across neighbouring croftland to the sea and the hills of Harris beyond. It is five minutes from the curved expanse of Reef Beach



11A Reef is a delightful, listed, stone-built property which is tastefully decorated throughout. The property has spacious living accommodation and is fully double glazed with all new windows and doors. It has electric heating.

11A Reef has been upgraded and well-maintained and retains its charm with original features throughout.

The property is accessed by a UPVC door to the open plan living/dining/kitchen area. The living room sits to the left and has a window to the front enjoying views over surrounding croftland to the sea and hills beyond. There is a wood burning stove on a stone hearth with stone surround.

The kitchen is to the right and has a good range of cream floor and wall units with wood effect work surface. There is an integrated electric oven with four ring ceramic hob and fridge, freezer and washing-machine/dryer. There is plenty of space for the dining table with matching chairs. Dual aspect windows to the front and side take in the lovely views.



Stairs rise from the sitting room to the upper floor landing which gives access to two bedrooms and the bathroom.

There is a king sized double room with windows to the front enjoying the far-reaching views and a Velux window which offer plenty of natural light. The double bedroom has windows to the front and storage/ hot water tank at the rear.

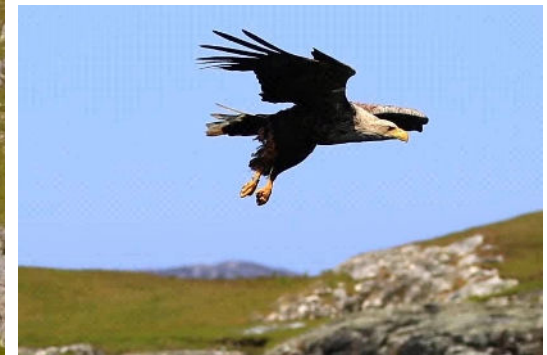
The bathroom has a WC, wash hand basin and bath which is fully tiled around with an electric shower over.

External

11A Reef has a lawned garden to the front with a path to the gate. The garden wraps around the property and is fully enclosed with stock fencing. There is off-street parking to the front.

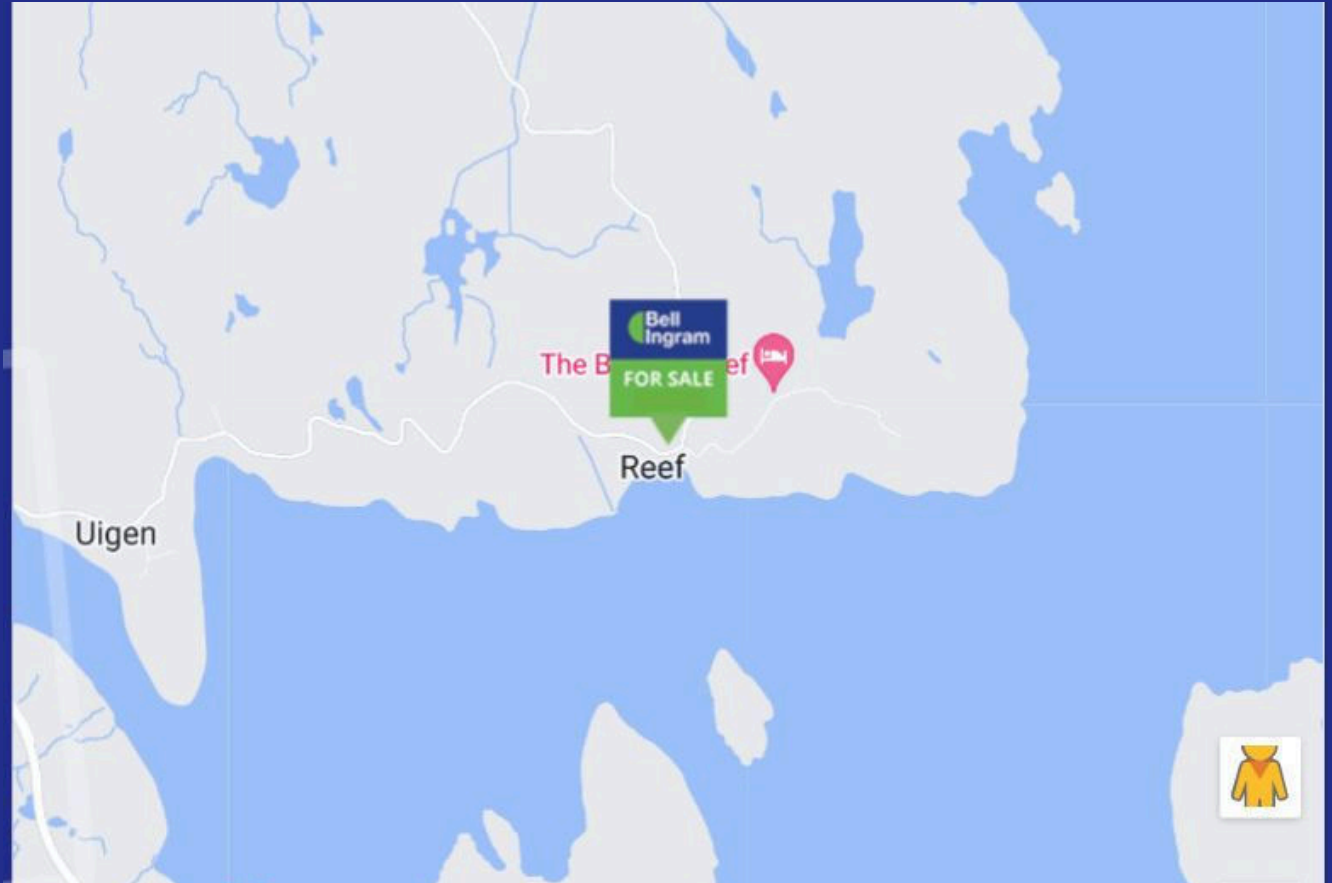






Reef

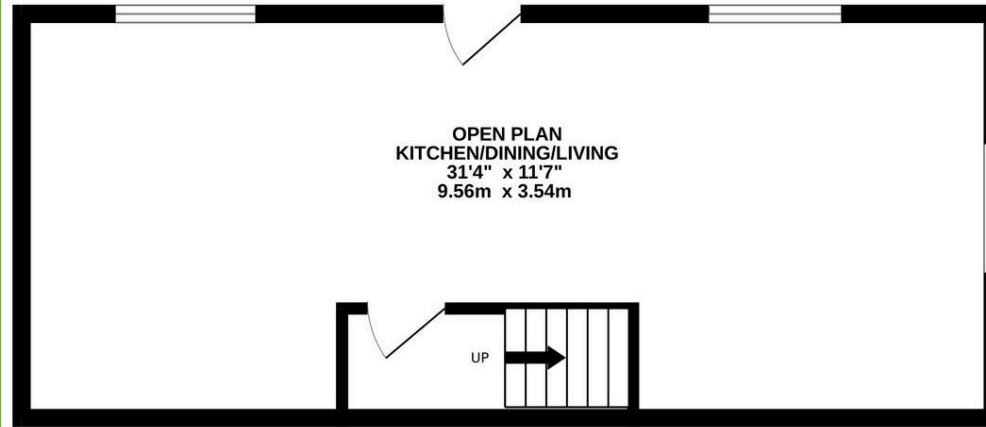
11A Reef is situated in the township of Reef in a quiet location in a thriving crofting community which is part of the community owned Valtos peninsula. It is surrounded by spectacular hills, rugged coastline and stunning, unpolluted beaches at Reef, Cliff and elsewhere on the Valtos peninsular. It is tucked among the picturesque hills and beaches of the Uig area on the west coast of the Isle of Lewis. Uig has an award winning village shop, with petrol, serviced laundry and post office. There is an excellent primary school with, behind it, the village museum, hall and cafe with electric car charging. There are regular concerts, ceilidhs and activities at the village hall. There are 3 other cafes/ restaurants in the area from the upscale Uig Sands to the Reef Raider trailer cafe on the beach near 11A Reef. There is a request bus service to and from Stornoway. Stornoway has excellent facilities including a hospital, arts centre, library, museum, cafes, bars and restaurants. There are two supermarkets and regular ferries sail to Ullapool. Loganair fly from Stornoway to Inverness, Glasgow and Edinburgh with connections on to London. There are also flights to Benbecula and on to Barra. The island of Lewis and Harris is a hundred miles long and is part of the Outer Hebrides. It features a wide range of crofting villages, hills and beaches. There are lochs and world famous rivers for the angler and plenty of opportunity for stalking. It is famous for its historic remains such as Standing Stones, Brochs, Viking Mills and the Uig Chessmen found not far from Reef. There is a wide range of bird life and the island is famous for its vast carpet of Hebridean wild flowers.



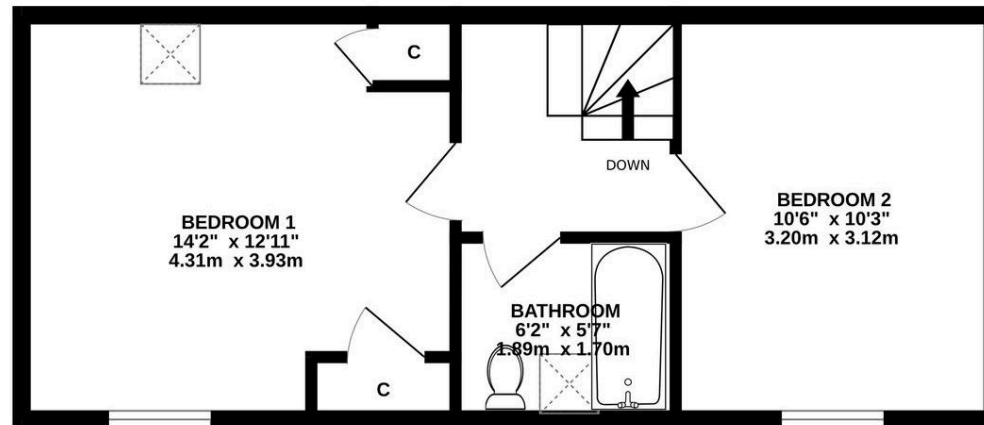
Plans

74 square meters

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

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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Details

Local Authority

Comhairle Nan Eilean Siar

Council Tax

Band = A

Tenure

Freehold

EPC

EPC Rating = F

11A Reef

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Services & Additional Information

Mains water and electricity

Drainage to septic tank in the front garden.

Directions

From Stornoway take the A859 towards Tarbert. After about 10 miles, when you reach Leurbost, turn right onto the A858 towards Garynahine. 10 miles later, at Garynahine, turn left onto the B8011 towards Uig and Bernera and follow this road for about 18 miles. When you reach Miavaig and the harbour, turn right at the sign for Valtos. Turn right again at the surgery and continue along this road until you get to Reef and the village post box. Turn right at the post box and continue up the hill. 11A Reef is on your left up this very quiet no through road.

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Published: July 2024

Property Ref: INE240113

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