

Old Pier Cottage

Cuil, Uig, Portree, IV51 9YB

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Introduction

Occupying an exceptional waterfront position overlooking Uig Bay, Old Pier Cottage is a substantial detached six-bedroom home with panoramic sea views, generous garden grounds and a well-established bed and breakfast business. Offering flexible accommodation with excellent owner and guest facilities.

Outstanding waterfront setting with panoramic views across Uig Bay, the harbour and surrounding coastline. Flexible accommodation with six bedrooms, four bathrooms and an established, highly successful bed and breakfast business.

Spacious owner's accommodation with stylish dining kitchen, conservatory, two sitting rooms and underfloor heating to much of the ground floor.

Extensive wraparound gardens with ample parking, summerhouse incorporating a gym and sauna, hot tub and well-maintained landscaped grounds.



Old Pier Cottage occupies an exceptional waterfront setting overlooking Uig Bay, with panoramic views across the harbour and out to sea. Currently operated as a highly successful bed and breakfast, the property offers spacious and flexible accommodation ideally suited to those wishing to continue the established business or create a substantial family home in one of Skye's most sought-after locations. The property is well presented throughout, and the guest accommodation has its own sitting room, allowing owners to maintain a good degree of privacy. The spectacular coastal setting, extensive gardens and excellent facilities combine to create a unique lifestyle opportunity. The current owners have established an excellent reputation, with the property attracting consistently outstanding guest reviews and repeat business. Approached by a paved path, a glazed entrance door opens into the reception hall. Immediately to the left is a useful boot room providing excellent space for outdoor clothing and footwear, together with a fully tiled cloakroom fitted with a WC and wash hand basin. Also on the ground floor is a spacious double bedroom with dual aspect windows overlooking the front and side gardens. The room is served by an en suite bathroom fitted with a bath, large walk-in shower, WC and wash hand basin set within a vanity unit. To the opposite side of the hall is the dining kitchen, fitted with a contemporary range of high-gloss red and white wall and base units. There is a range-style cooker with gas hob, integrated dishwasher and American-style fridge freezer. Dual aspect windows provide excellent natural light, and a door gives direct access to the garden. Off the kitchen is a large utility room with sink, plumbing for laundry appliances, generous pantry storage and an external door to the garden. Returning to the hallway, the principal sitting room is a bright and comfortable space centred around an inset wood-burning stove, with a large picture window framing superb views across Uig Bay. Glazed doors open into the conservatory, a delightful room surrounded by windows on three sides, providing uninterrupted views towards the harbour and sea, together with direct access to the garden.



The inner hallway also has two built-in storage cupboards and leads through to the self-contained guest accommodation. This area comprises a private guest lounge with built-in storage housing the underfloor heating controls and its own front door meaning guests can access the accommodation without going through the rest of the house, together with two spacious double bedrooms, both enjoying views towards the harbour. Each bedroom has its own en suite shower room fitted with a shower cubicle, WC and wash hand basin with tiling to dado height. This arrangement has proved ideal for the current bed and breakfast business, offering guests privacy whilst allowing owners to retain their own living accommodation.

A staircase rises from the main hall to the first-floor landing. There are three further bedrooms comprising two generous doubles and a twin room. One of the double rooms opens into an additional room currently utilised as a sitting area, although equally suitable as a dressing room, nursery or home office. Completing the upper floor is the family bathroom, fitted with a bath with mains shower over, WC and wash hand basin set within a contemporary vanity unit with wet wall panelling around the bath.

The ground floor has a tiled floor throughout the hall and kitchen, with underfloor heating. Outside

Old Pier Cottage sits within generous wraparound garden grounds, principally laid to lawn and planted with a colourful variety of ornamental trees, shrubs and herbaceous borders. A gravel driveway provides parking for several vehicles, while pathways lead around the property allowing full appreciation of the outstanding coastal setting.

A particular feature is the detached summerhouse, currently fitted out as a gym with its own sauna, alongside a hot tub positioned to make the most of the panoramic views across Uig Bay. Whether enjoying the ever-changing seascape, watching fishing boats and ferries come and go, or simply relaxing in the peaceful surroundings, the gardens provide an exceptional outdoor environment. On clear evenings there is also the opportunity to enjoy spectacular sunsets, abundant wildlife and, on occasion, the Northern Lights.

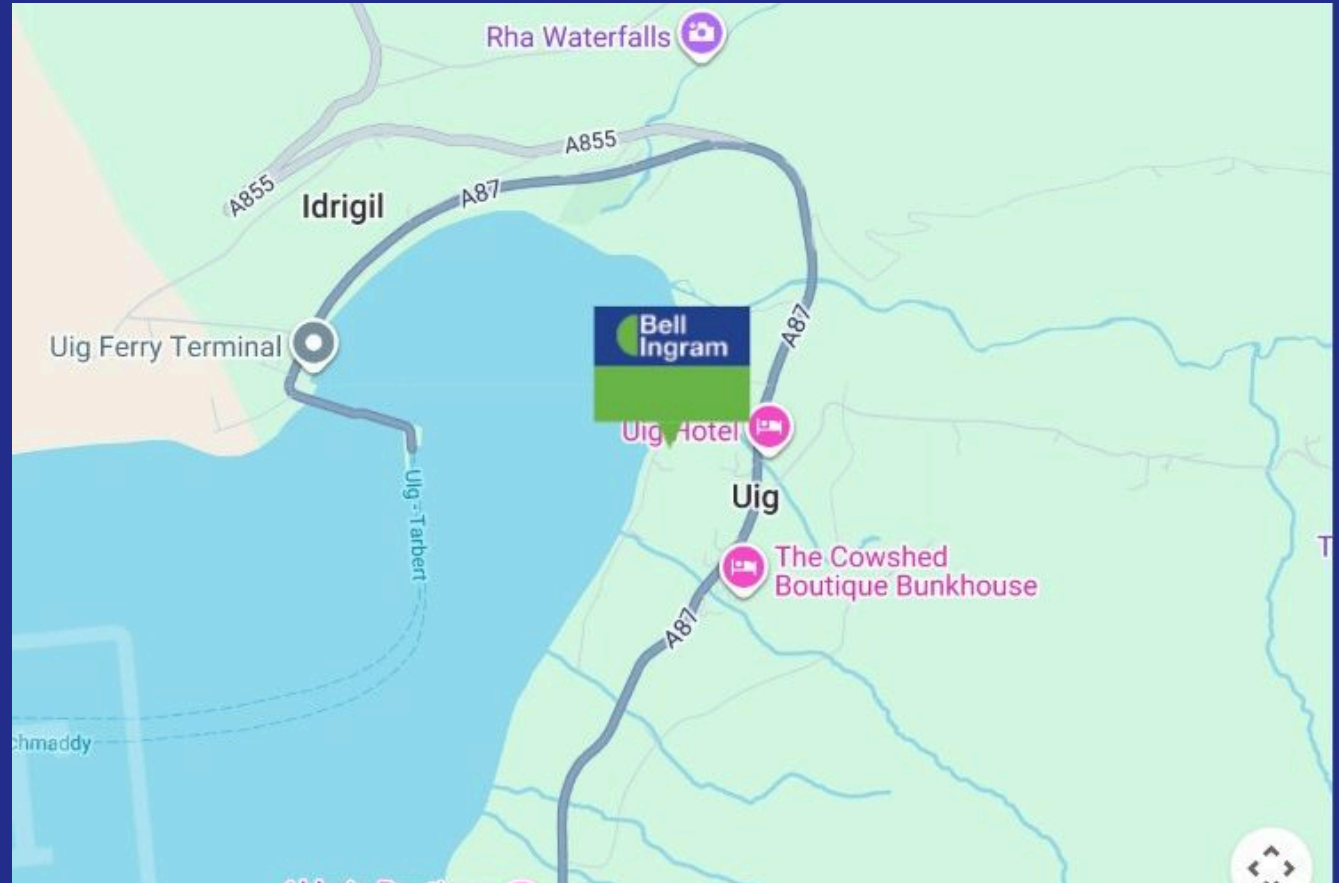






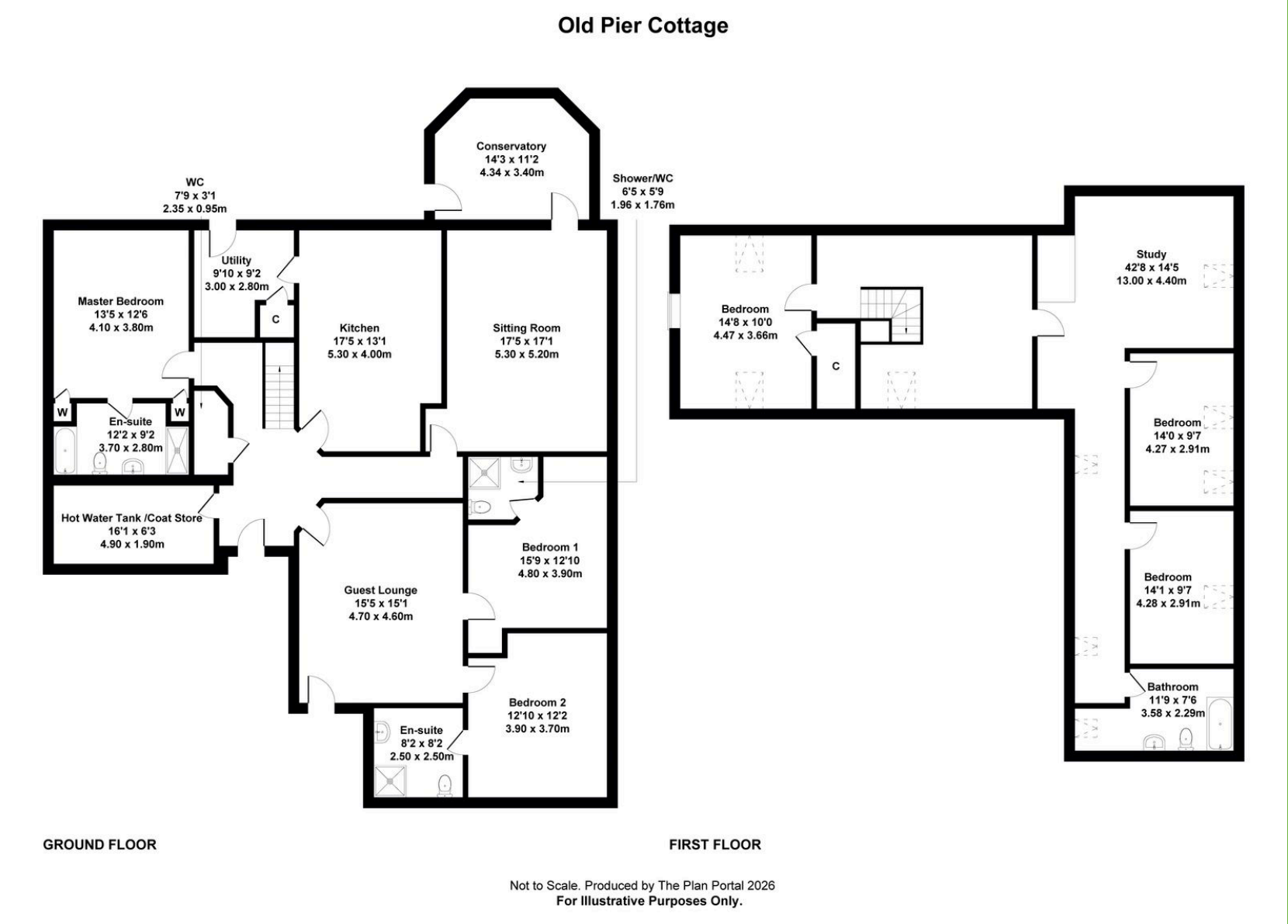
Location

Old Pier Cottage enjoys a superb position in the picturesque coastal township of Cuil, just a short distance from the village of Uig on the north-west of the Isle of Skye. Renowned for its spectacular scenery, dramatic coastline and abundant wildlife, the area is a popular destination for visitors throughout the year. Uig offers a good range of local amenities including shops, cafés, a hotel, primary school, health centre and petrol station, together with the ferry terminal providing regular sailings to the Outer Hebrides. The surrounding area is ideal for those who enjoy outdoor pursuits, with excellent opportunities for walking, climbing, fishing, kayaking and wildlife watching, while many of Skye's best-known attractions, including the Quiraing, the Trotternish Ridge and the Fairy Glen, are all within easy reach. Portree, the island's principal town, is approximately 15 miles away and provides a wider range of shops, supermarkets, restaurants, leisure facilities and secondary schooling.



Plans

296 square meters



Details

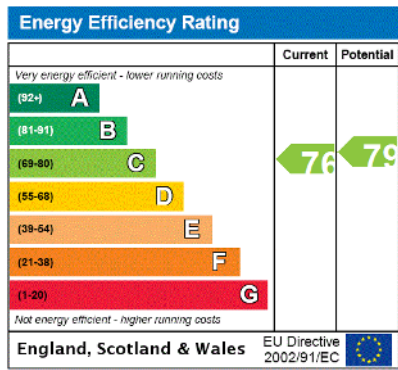
Local Authority
Highlands and Islands Council

Council Tax
Band = F

Tenure
Freehold

EPC
EPC Rating = C

Old Pier Cottage



Services & Additional Information

Mains water and electricity
Drainage to septic tank
Private water

Directions

From Broadford, follow the A87 north towards Portree for approximately 25 miles. Continue through Portree, remaining on the A87, and follow the signs for Uig. Stay on the A87 for a further 15 miles until you reach Uig. On entering the village, continue towards the ferry terminal and turn left onto the road signposted Cuil. Follow this road for approximately ½ mile and Old Pier Cottage will be found on the left-hand side, enjoying a prominent position overlooking Uig Bay.
What3Words///speeds.thirsty.duties

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Offers Over £550,000



Joanne Stennett

Highland

01463 717799

highland@bellingram.co.uk



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