

# Woodstock

BAYHEAD, ISLE OF SCALPAY, HS4 3XY



*Woodstock is an excellent opportunity to purchase an attractive traditional two-bedroom detached property situated on circa 1/5 acre on the small island of Scalpay*



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McEwan Fraser Legal are delighted to offer an excellent opportunity to purchase Woodstock, an attractive traditional two-bedroom detached property situated on circa 1/5 acre on the small island of Scalpay, which is connected to the Isle of Harris by a bridge. Tarbert, the main community on Harris (and Ferry Port), is only 6 miles away, and the world-famous beaches at Luskentyre and Seilebost are a mere 14 miles. The property has been a family home but would function equally well as a holiday let with scope for development.

# THE LOUNGE



The accommodation is over two levels and consists of an entrance storm porch, a sizeable lounge with a multi-fuel stove, a spacious hall, an under-stair utility cupboard, a family bathroom, and a large kitchen with five ring gas hob and ample fitted storage.



# THE KITCHEN





# THE BATHROOM & UTILITY CUPBOARD







Moving upstairs, featuring lovely natural wood flooring, are two double bedrooms, one with excellent cupboard space. A convenient modern shower room with a heated towel rail completes the property.

## THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





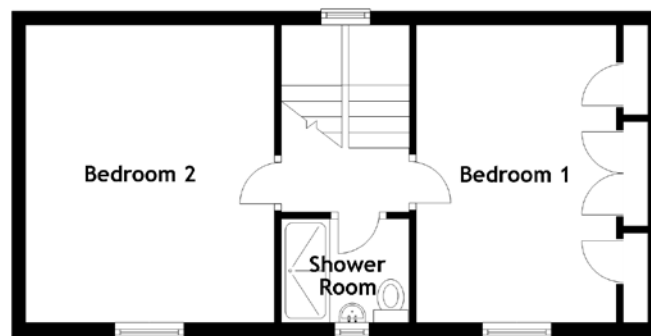
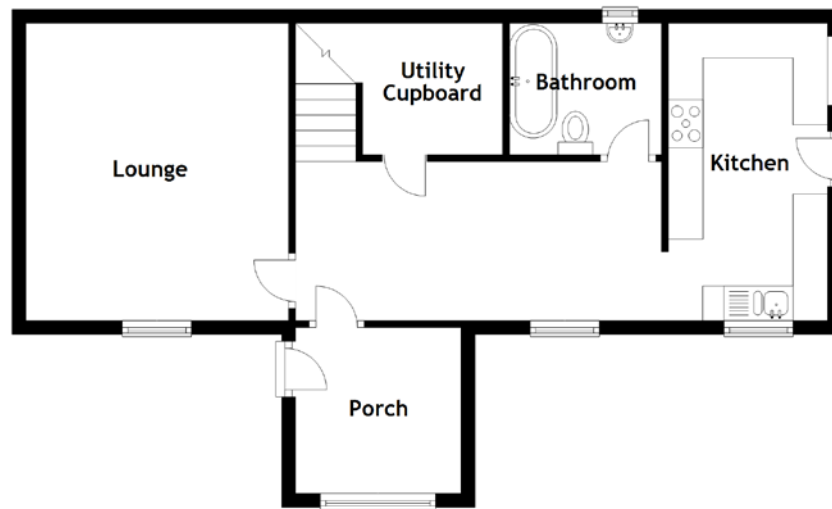
Woodstock is a rare opportunity to acquire an excellent-condition family home in a beautiful Island setting. The property sits in enclosed and generous garden grounds with a long driveway and parking for several vehicles. There is a sizeable workshop/shed plus a second utility shed. The property also benefits from LPG central heating and uPVC double glazing.

# EXTERNALS & VIEW





# FLOOR PLAN, DIMENSIONS & MAP

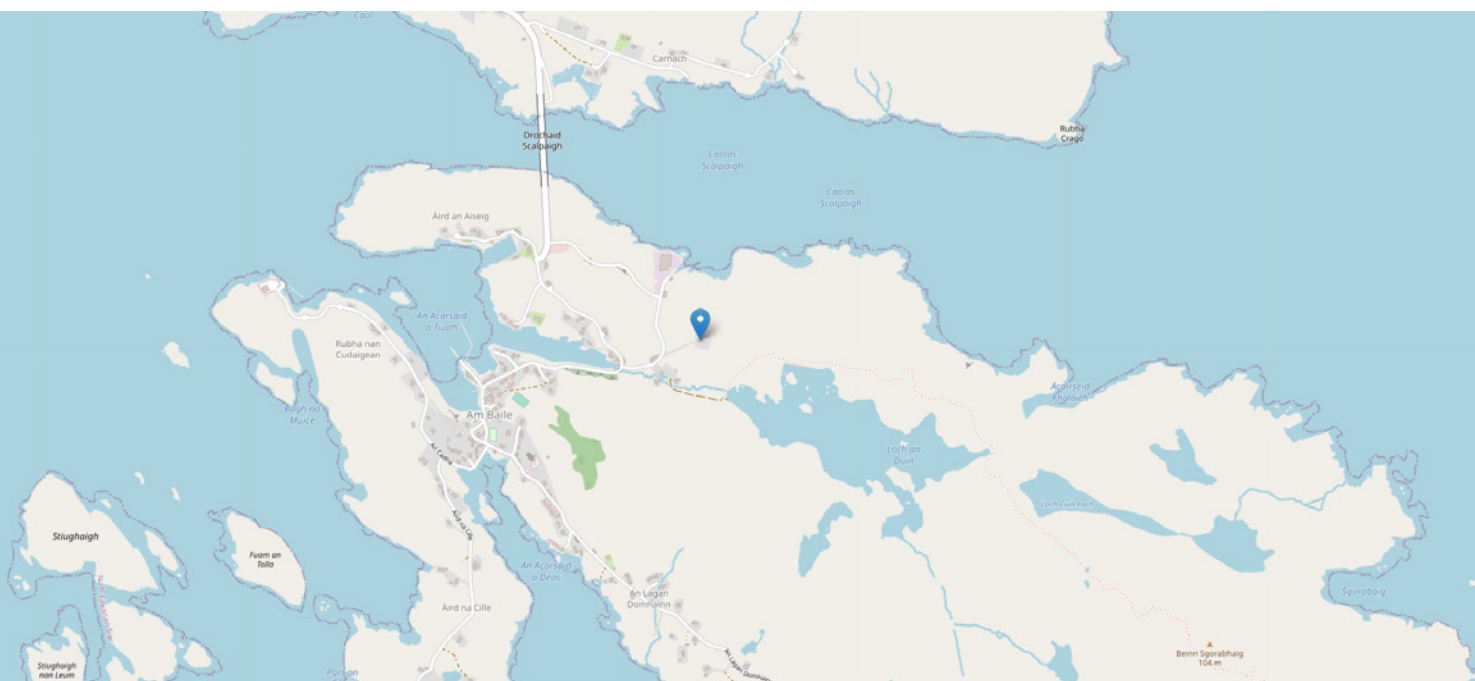


Approximate Dimensions (Taken from the widest point)

Porch	2.40m (7'10") x 2.40m (7'10")
Lounge	4.30m (14'1") x 3.80m (12'6")
Kitchen	4.30m (14'1") x 2.30m (7'7")
Bathroom	2.20m (7'3") x 1.90m (6'3")

Bedroom 1	4.30m (14'1") x 2.90m (9'6")
Bedroom 2	4.30m (14'1") x 3.60m (11'10")
Shower Room	2.20m (7'3") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 88m<sup>2</sup>  
EPC Rating: F





# THE LOCATION

The Isle of Scalpay relied mainly on fishing and fish farming, and there is still an active fleet of small boats. As in most rural communities, crofting and weaving also supplemented the incomes of the islanders. Scalpay has a cafe on the seaward side, while the nearest shops and local facilities are in Tarbert, including a Post Office, bank, school, doctor, dentist and public library. Further afield in Stornoway (43 miles) you will find supermarkets and other larger shops, the hospital and airport. Scalpay has one of the earliest lighthouses in Scotland, Eileen Glas, completed in 1789.







Harris has a wide range of landscapes. On the west coast lie some of the most spectacular beaches of Britain at Seilebost and Luskentyre with open machair areas. The terrain is rugged and mountainous in the north with a Lunar feel. Connected to Harris by a bridge, Tarbert, the main village, is only 6 miles away from Woodstock. Harris has a very impressive distillery in Tabert, the main village on the island; there is a Primary/Secondary School, two hotels and local stores.

In general, the attraction of Harris is its peace and tranquillity, the magnificent scenery and beaches, and the warmth and quiet confidence of its people.



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