



# Struan House

Knockintorran, Isle of North Uist, HS6 5ED

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# Introduction

Delightful three-bedroom stone built detached property situated in Knockintorran (a thriving crofting community) with superb views over Loch Sandary.

Struan House is a very well presented three-bedroom property which has been lovingly upgraded to provide excellent living space. It has been tastefully decorated throughout and has retained some original features. It is fully double glazed and has oil fired central heating.

Struan House is a lovely, spacious family home which has previously been used as a successful Bed and Breakfast. The outbuildings offer development potential (subject to necessary consents).





Struan House is accessed via a driveway to the parking area. Stone steps lead to a half glazed door into the spacious kitchen/dining room. The kitchen has a good range of oak floor and wall units with granite effect worksurface. There is a built-in dishwasher, integrated fridge/freezer and a range style double oven plus grill with ceramic hob and extractor over. There is plenty of space for a large dining table.

There are dual aspect windows to the front and side enjoying views over the garden and superb views over the loch. In the bay area there are floor to ceiling windows and this seating area is well placed to enjoy the surroundings.

A door leads to the sitting room which has an engineered oak floor and wood panelled ceiling. There is a multi-fuel stove on a slate hearth with tiled surround and wooden mantle. A window overlooks the garden and a second window lets in late afternoon/evening light. A door leads to the front entrance porch which in turn leads to the garden. An open staircase rises to the upper floor.

A door from the sitting room accesses the inner hall where doors lead to the shower room and bedroom two.

Bedroom two is a double room with a window overlooking the garden. It has recessed shelving and hanging space.

The shower room has a two-piece suit in white comprising WC, wash hand basin and shower cubicle which has wet wall panelling around and mains shower.

From the sitting room, access is gained to the upper floor where there is a lovely lounge area. It has a window overlooking the garden and a Velux window ensuring plenty of natural light.





A door leads to a hall which is used as a dressing room, there is a bathroom off the hall which has a WC, wash hand basin set in a stylish vanity unit, and bath with electric shower over. There is wet wall panelling for easy maintenance.

A door opens from the hall to bedroom one which has wood panelling features. It has a window overlooking the garden.

Bedroom three sits at the opposite side of the lounge and is currently used as an office. It has a large picture window to the front enjoying far reaching views over the loch and two Velux windows.

#### External

The property sits in good sized garden grounds of approx. ½ acre surrounding the property which are bounded by stone dykes and fencing. The award-winning front garden has planted beds and borders, a small woodland area, a sheltered seating alcove as well as a productive vegetable garden, walk in fruit cage, shed and solardome greenhouse. The secure back garden is laid to lawn

There is a stone outbuilding which has been renovated to provide a laundry room, it has both water and power and has a range of kitchen base units with granite effect worksurface and vinyl floor covering. It has a 1 ½ sink, plumbed in washing machine, plus tumble drier and pulley. This building could be developed into self-catering accommodation (subject to necessary consents). There is a large lawned garden area to the rear.

There is a further stone outbuilding which again provides development potential.

To the side of the property is the large workshop which also offers plenty of storage space. The driveway leads to a parking area for several vehicles.













# Location

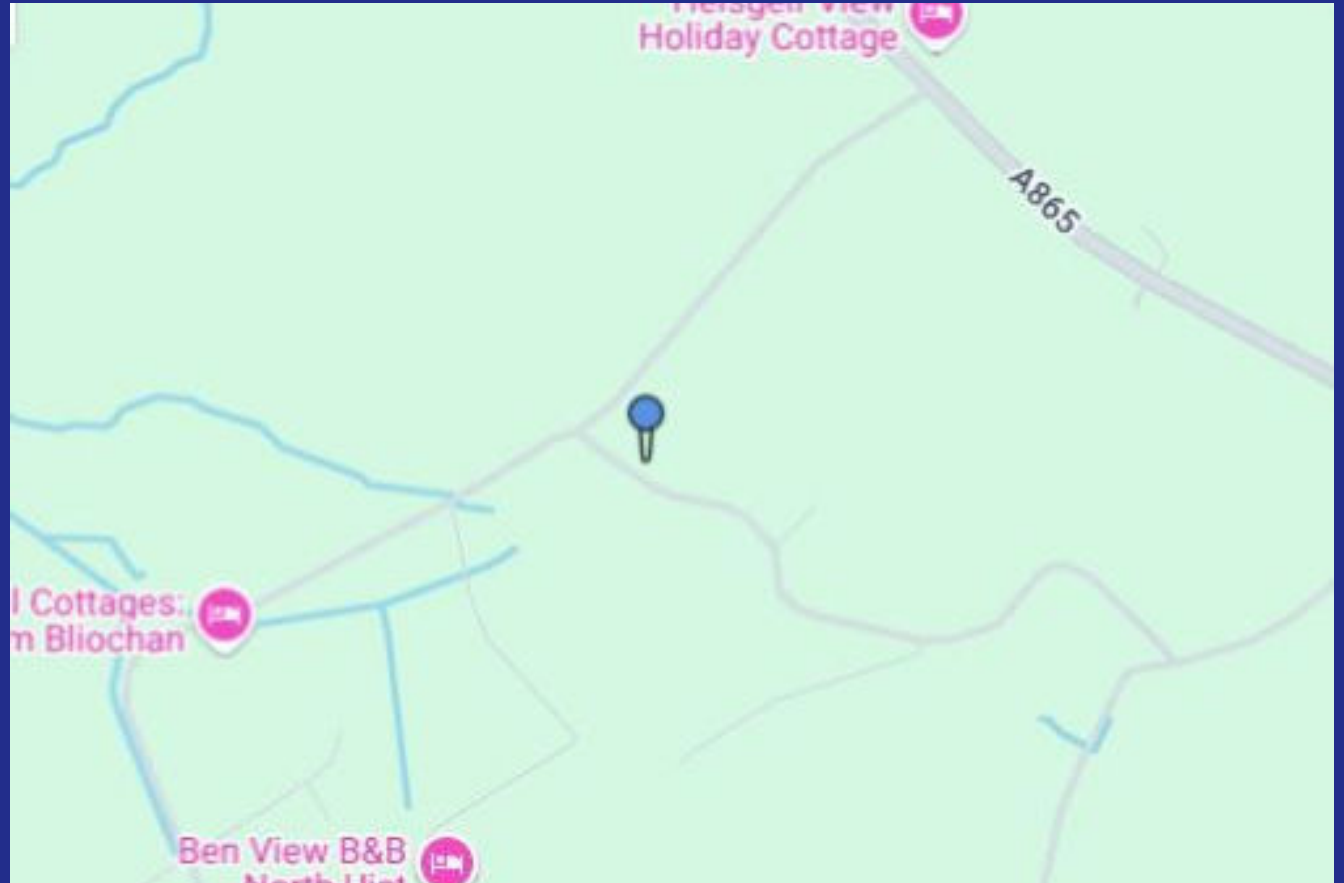
Struan House is situated in a quiet location overlooking Loch Sandary, close to the lovely beaches that the West coast has to offer.

The property offers an excellent vantage point to enjoy the abundant bird life (over 140 species have been recorded including several rarities) and wildflowers for which the island is famous.

The property is within a short drive to several white sandy beaches on the west coast of the Isle of North Uist. Bayhead shop, post office, petrol station and Sgoil Uibhist a Tuath (North Uist's only Primary school and Nursery) are also within 5 minutes driving distance. The property offers a great base to enjoy the exceptional beauty of the Uists which benefit from the warmth of the Gulf Stream.

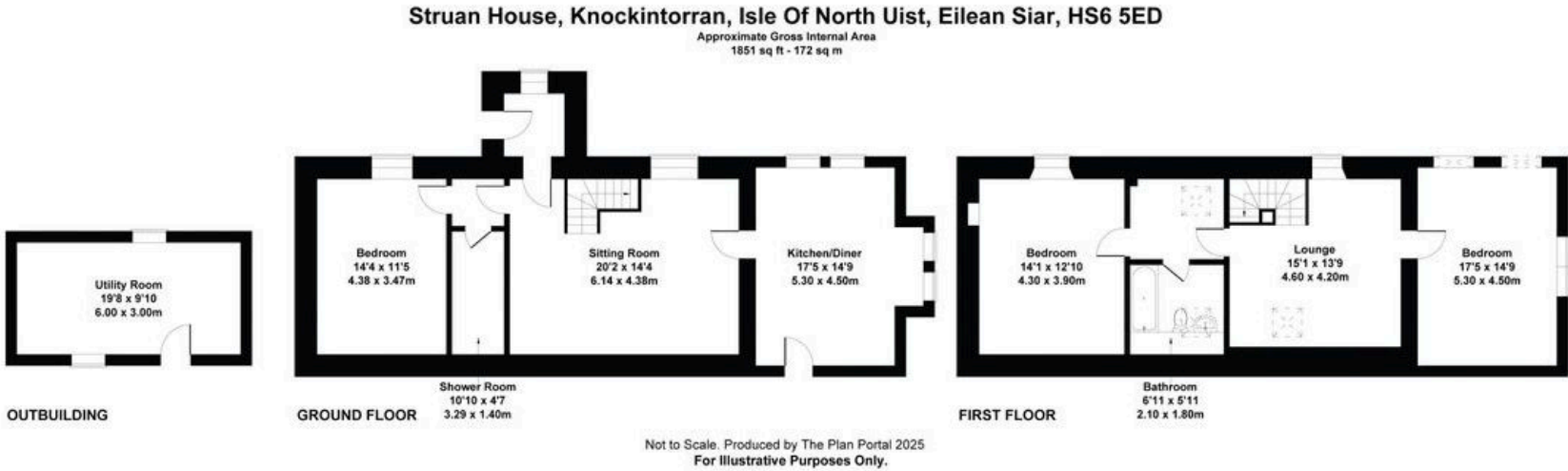
Further services are available within a 17mile radius at Balivanich, Lionacleit and Lochmaddy. This includes Benbecula Airport with daily flights to Glasgow and Inverness and Calmac Ferry terminals with links to Skye and Oban. There are also medical, banking, retail, sports, cultural, secondary and higher education facilities nearby as well as local seafood and other delicacies at several food trucks around the island.

Recreational activities include world-class fishing and golf, sailing, watersports, wildfowling, deer stalking, horse-riding, hill-walking, cycling and enjoying the unique wildlife and archaeology. RSBP Balranald is only 5 minutes' drive away.



# Plans

172 sq m





# Details

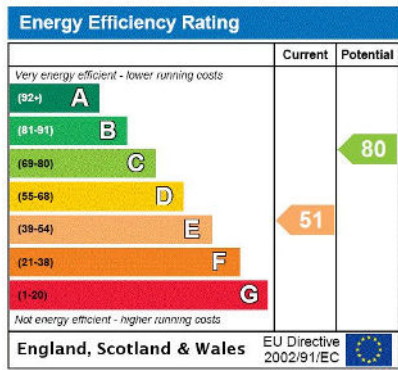
Local Authority  
Highlands and Islands Council

Council Tax  
Band = C

Tenure  
Freehold

EPC  
EPC Rating = E

Struan House



## Services & Additional Information

Drainage to septic tank

Oil central heating

Mains water

Satellite and superfast broadband and landline

Directions  
From Lochmaddy turn left when leaving the port. Continue along this road for 8 miles until you reach a T junction. Turn right and follow the road past the Smokehouse and Westford Inn.

When you reach Bayhead Stores on the left, continue up the hill until you see a large wooden house on the left. Just after this there is a left turn signposted Paible Circular Road. Take this turn, and then take the first left turn and Struan House is the first house on the left.



# Knockintorran, Isle of North Uist, HS6 5ED

Offers Over £275,000



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Published: April 2025

Property Ref: INE240174

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