

A Modern Highland Haven on Harlosh, Isle of Skye

View looking west across Loch Vatten towards MacLeod's Tables including a rendered view of planning approved proposed house



Discover a unique opportunity to own a beautifully crafted single-storey family home in Harlosh, overlooking Loch Vatten.

Full planning approval has been secured for a home that combines contemporary comfort with traditional Highland character.

The design draws inspiration from the historic longhouse typology that has shaped rural communities across the highlands. Reinterpreted for modern living, the house sits lightly within the Skye landscape, offering both timeless resonance and contemporary appeal.

Location & Lifestyle

Set on the peaceful Harlosh peninsula, the property enjoys sweeping views across the loch and generous spacing between neighbours, offering privacy and a true sense of escape. Just a short drive from the village of Dunvegan, it supports a vibrant local community while providing a tranquil rural retreat.

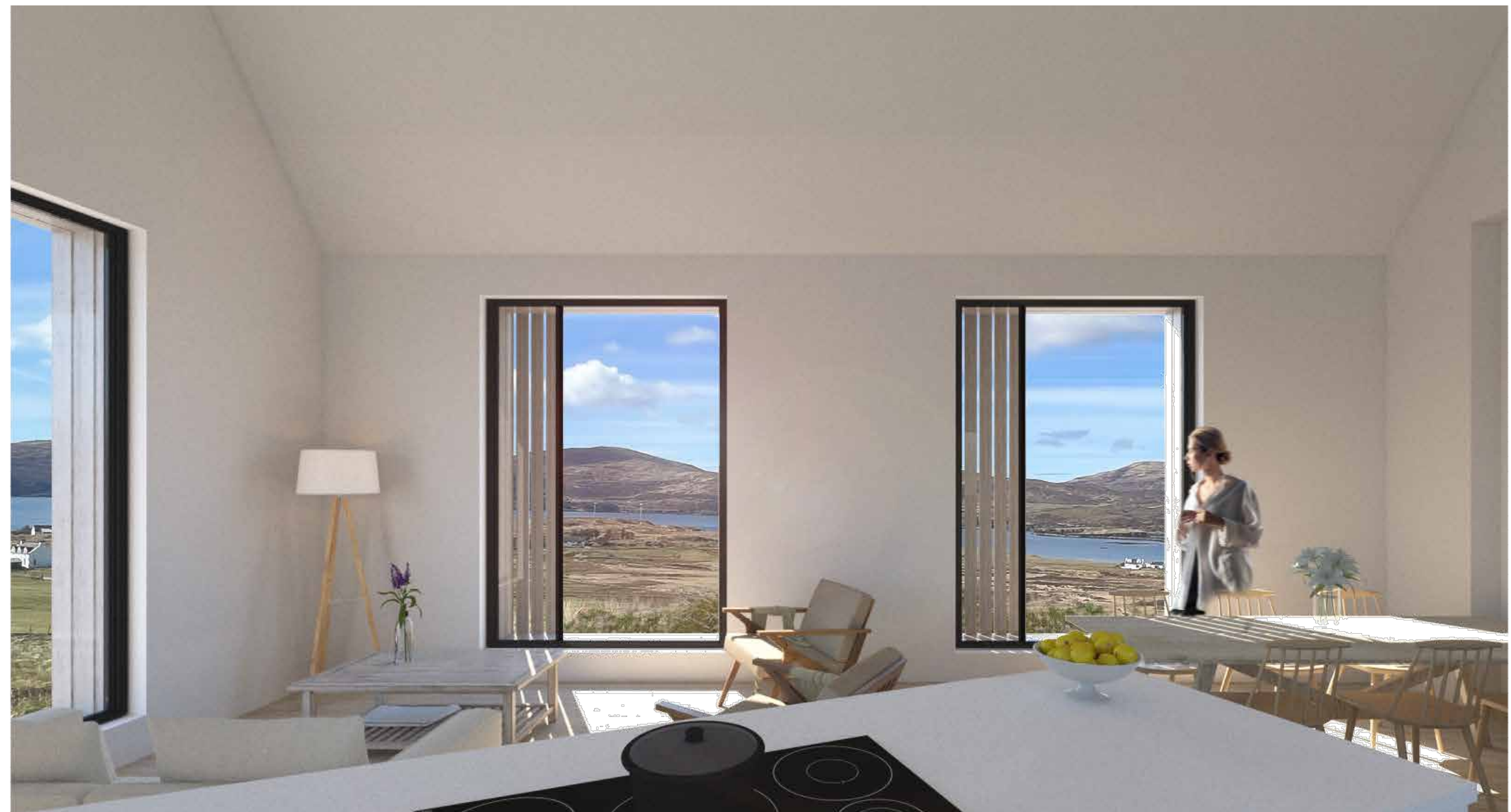
Sustainability at its Core

Designed to Passive House principles with a fabric-first approach, the home features:

- High insulation and draught free construction for exceptionally low heating demand
- Optimal orientation for solar gain and natural light
- Provision for low-carbon heating with an air source heat pump and mechanical ventilation with heat recovery (MVHR), supported by solar PV renewables and battery storage.

Practical & Accessible

The single-storey layout that can **adapt to every stage of family life, home working and inter-generational living.**

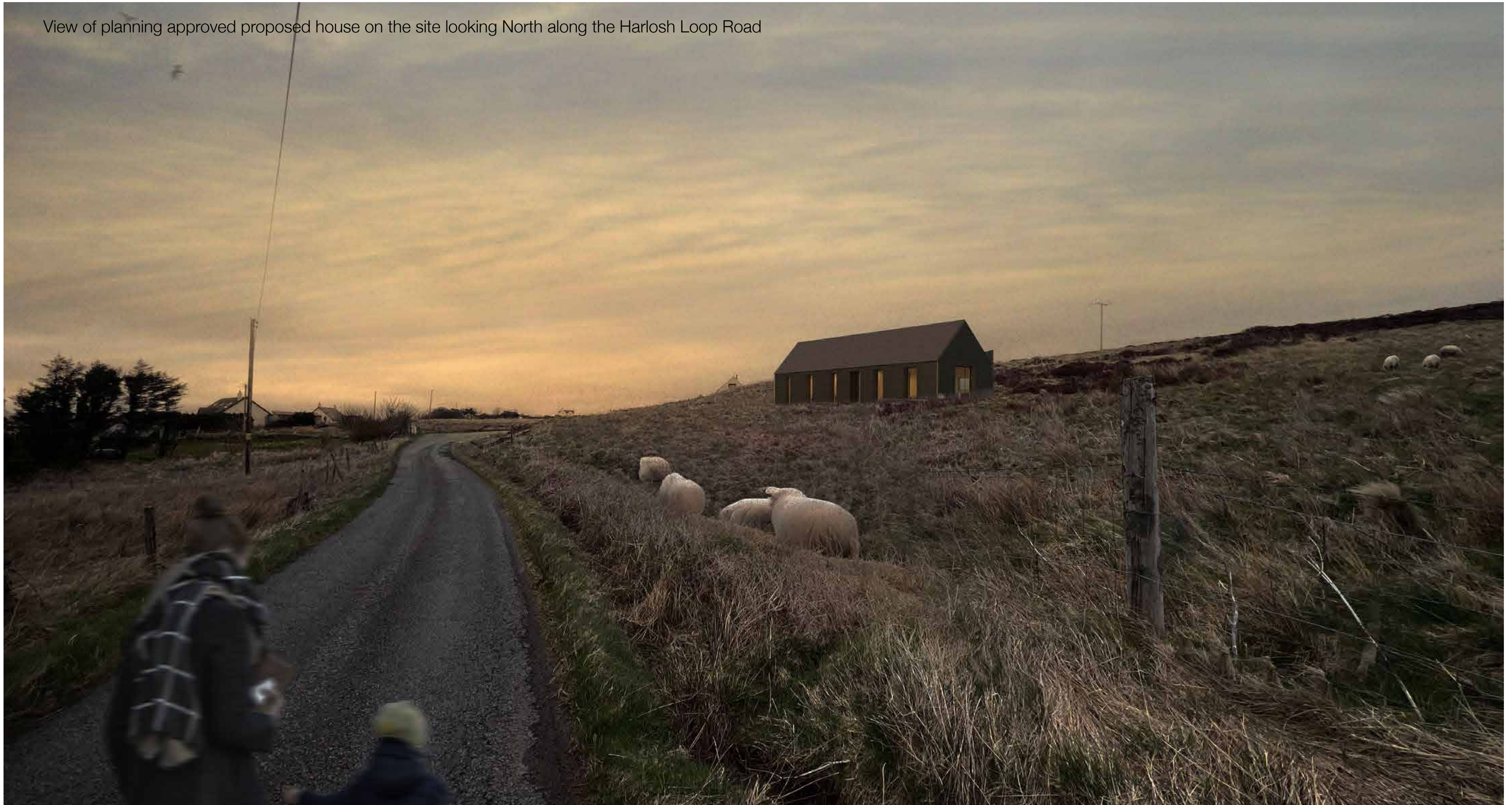


Proposed view of open planned living, dining and kitchen spaces overlook Loch Vatten and MacLeod's Tables



Proposed view of south facing end elevation of the long house looks along the Harlosh Peninsula

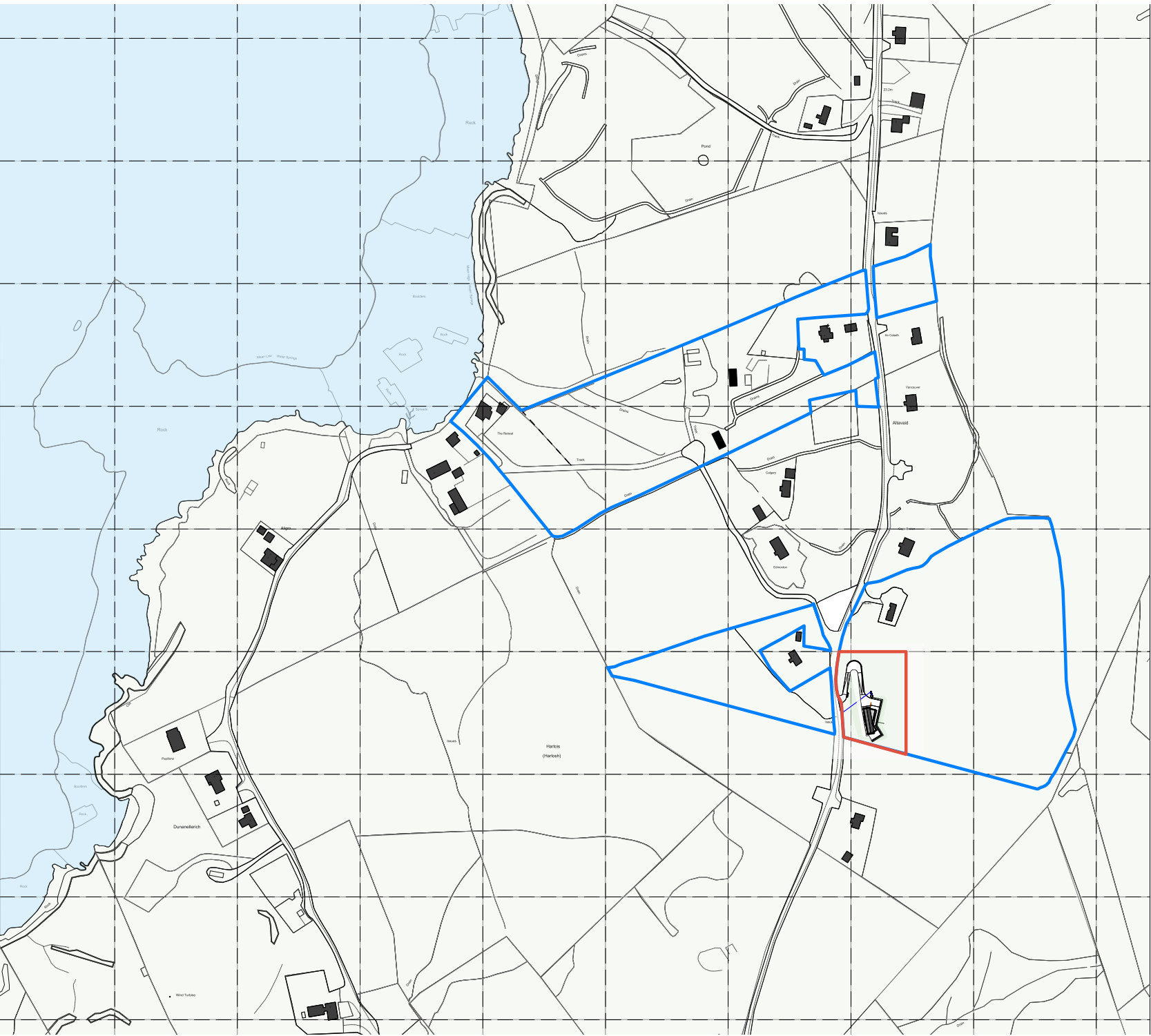
View of planning approved proposed house on the site looking North along the Harlosh Loop Road



This plot offers more than just a home – it is an invitation to live differently. Here, contemporary design meets the raw beauty of the Isle of Skye, offering a lifestyle that is at once modern, sustainable, and deeply connected to its surroundings.

Wake each morning to panoramic loch views, breathe the clean Highland air, and return to a home that is warm, efficient, and crafted with care.

This is your chance to create a life where architecture and landscape work in harmony – a rare opportunity to own a contemporary Highland retreat in one of Scotland's most dramatic and unspoilt settings



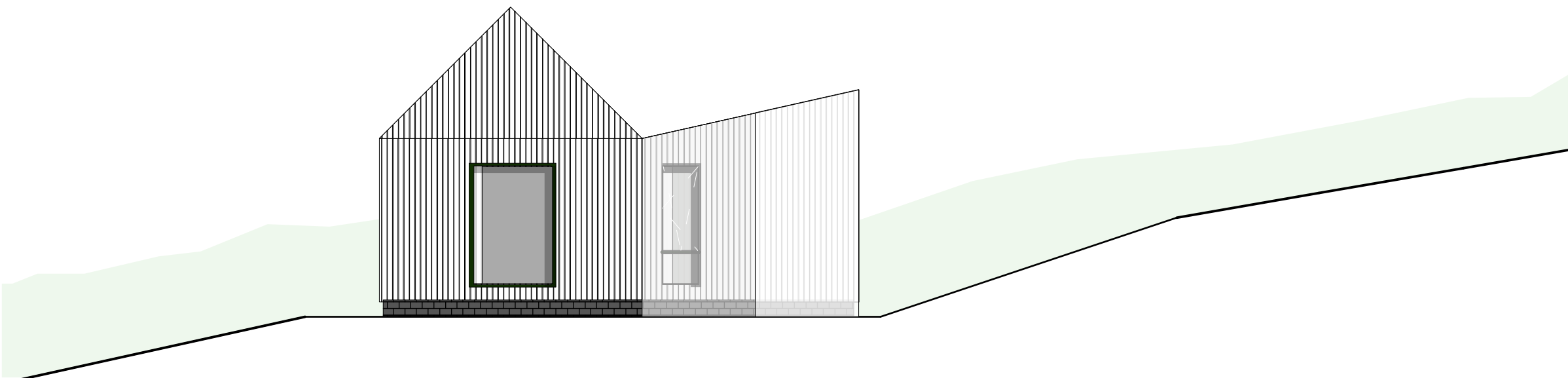
Site Location Plan



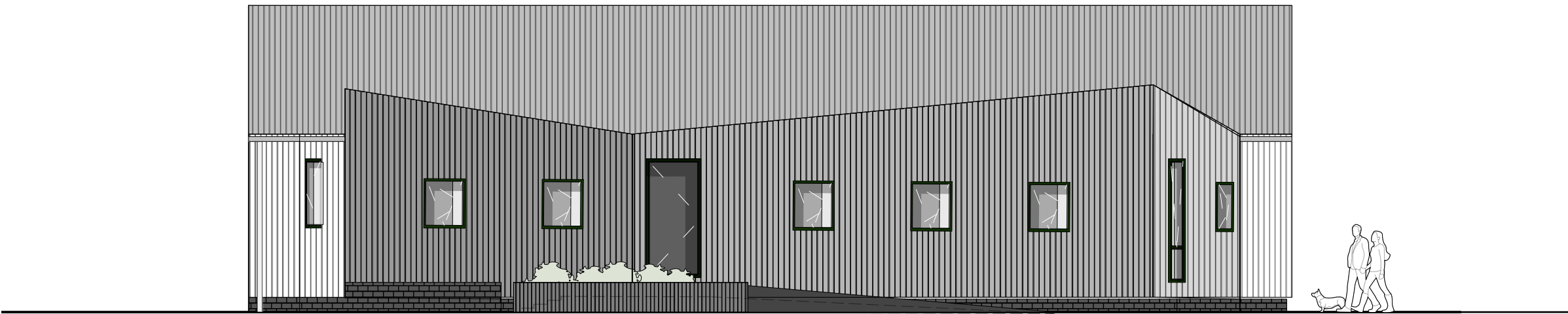
Site Plan with Planning Approved Footprint



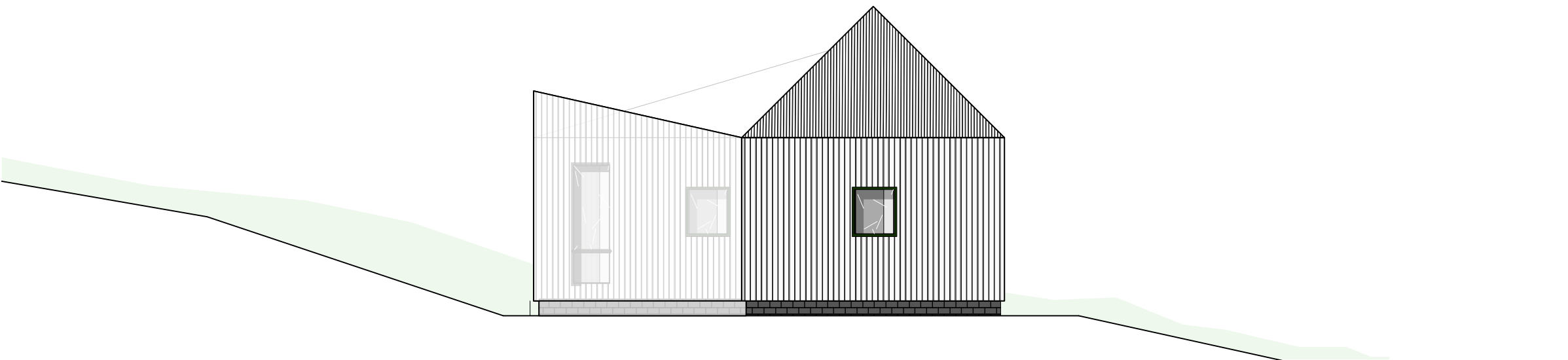
West Elevation



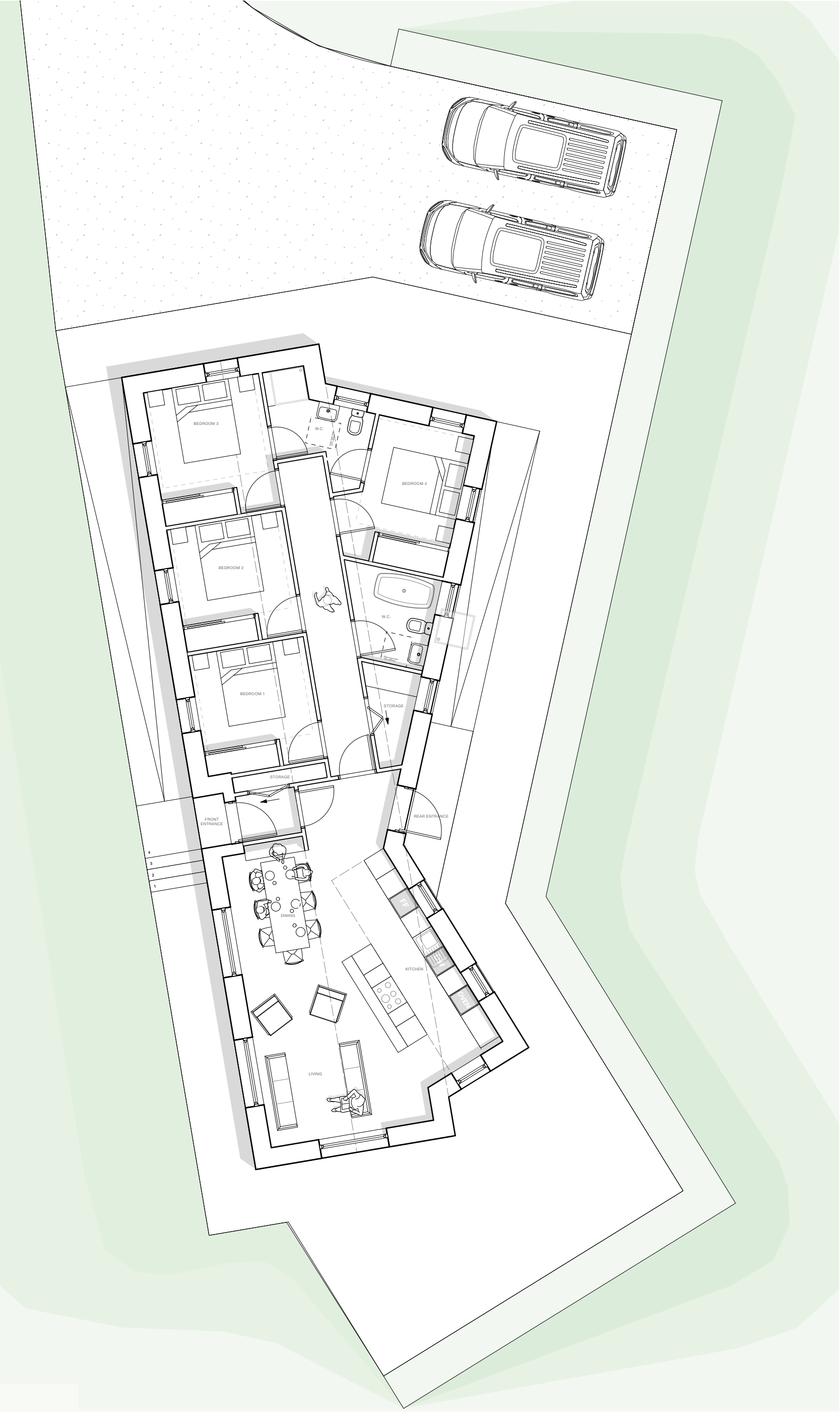
South Elevation



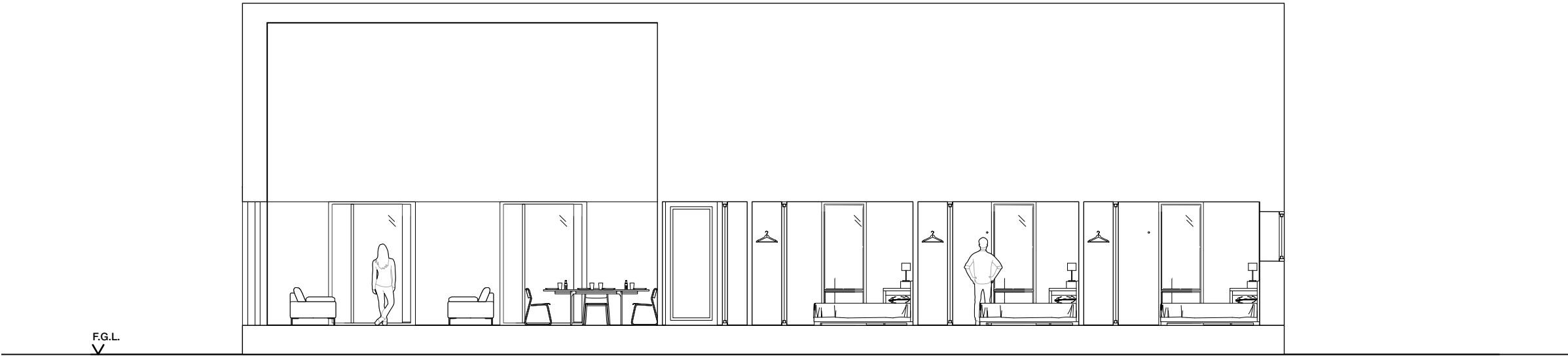
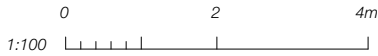
East Elevation



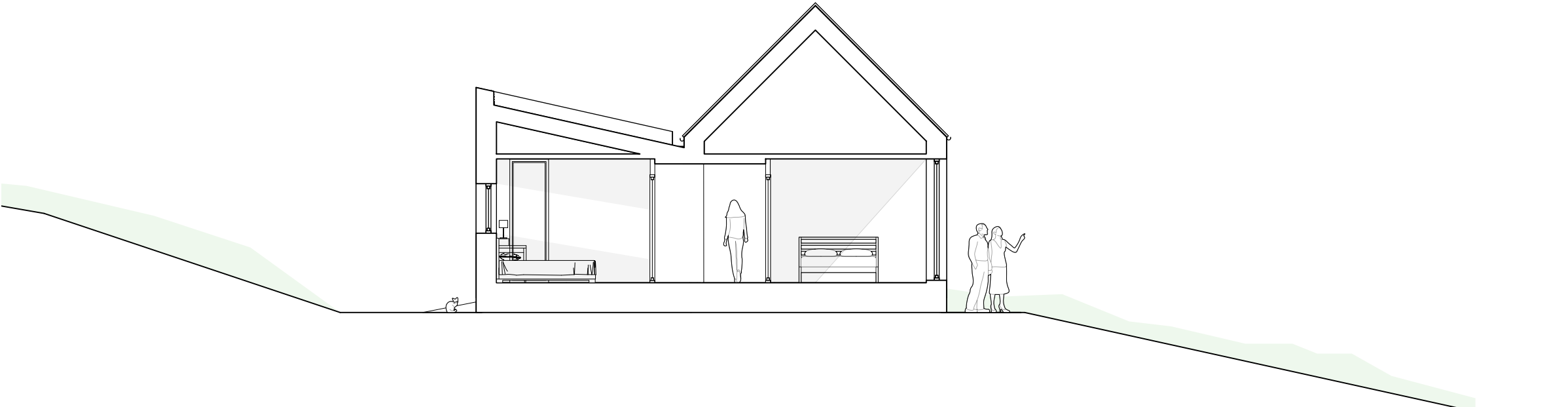
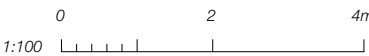
North Elevation



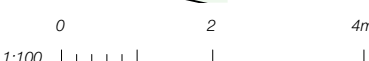
Ground Level Floor Plan



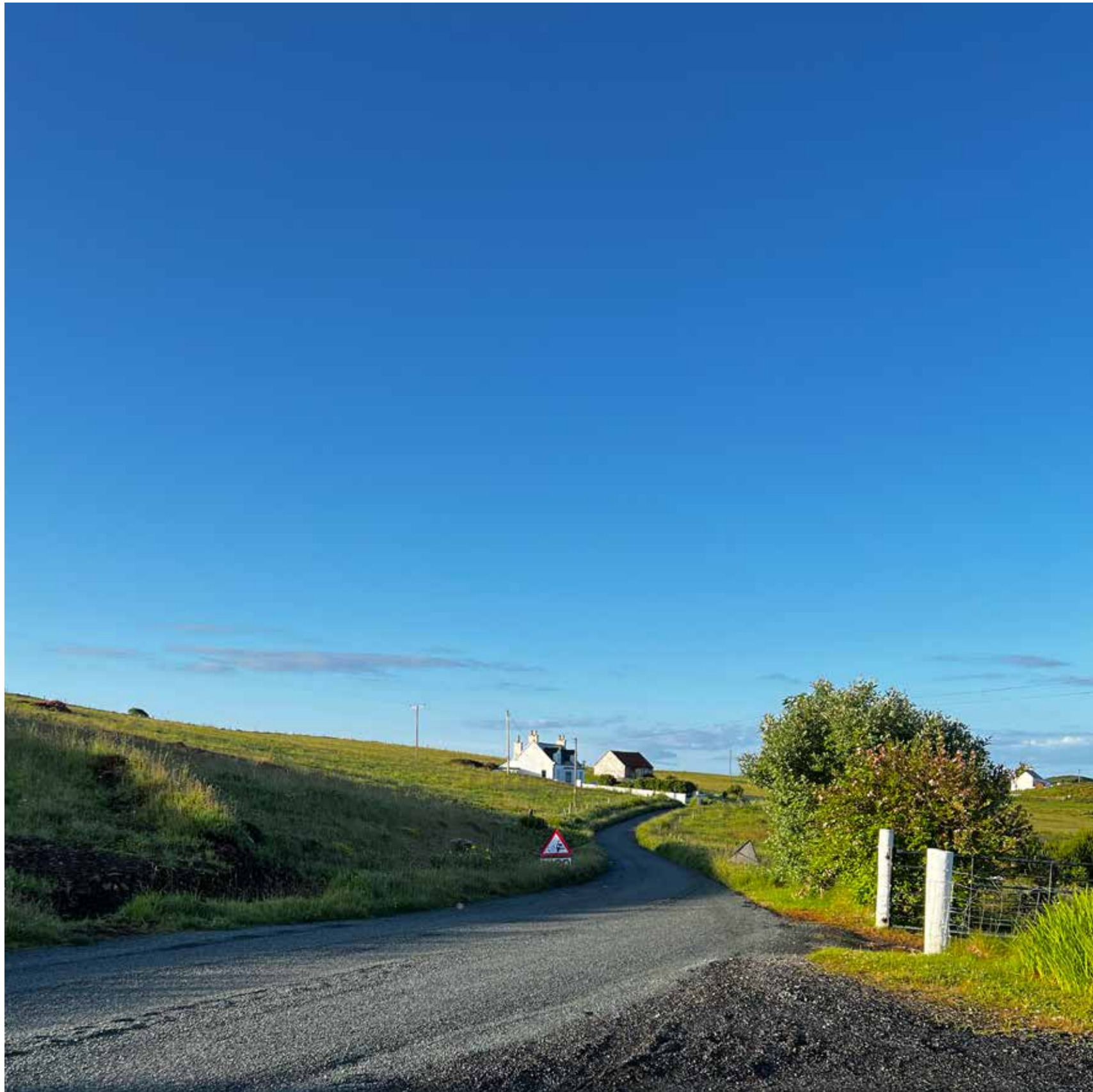
Long Section Looking West



Cross Section Looking South



View across site (proposed house illustrated) looking west to Loch Vatten and MacLeod's Tables



Site as existing looking south along Harlosh Loop Road



Site as existing looking north along Harlosh Loop Road

The long house re-imagined – sustainable design and modern living in the heart of Skye

This plot with planning approval offers a contemporary long house in one of Skye's most dramatic landscapes :

- Plot size: 0.4 Hectare (4000 sq.metres) de-crofted plot with planning approval (de-crofting nearing completion)
- Planning status: Full planning approval granted (24/04484/FUL) for a 4-bedroom house as illustrated
- House Size : Planning approved house gross internal floor area 115 sq.metres.
- Access: Exclusive access to the plot directly from the Harlosh Loop Road, as consented by Highland Council

Utilities:

- Mains electricity via SSE is available directly beside the site, enabling ease of connection for the new home
- Full approval in place for a private sewage treatment plant to serve the property
- Design: A home designed A comfortable, efficient home built to Passive House standards with minimal heating energy needs
- Energy & systems: Heating via ASHP* with MVHR*, supported by solar PV and battery storage on 45° roof planes
- Layout: A home without barriers – single-storey living that adapts to every stage of family life
- Flexibility: Whether for family or work, the fourth bedroom offers the option of a generous home workspace

Local Benefits

- Close to Dunvegan – local shops, cafés, restaurants, and essential services
- Education – Dunvegan Primary School 4 miles away with secondary schooling in Portree
- Healthcare – local medical centre in Dunvegan serving the community
- Connectivity – within reach of Portree (40 minutes) and the Skye Bridge (70 minutes) for wider travel

If you are interested in this site or if you would like more details then please contact Neil Annand on 07719 670 908.

* ASHP - Air Source Heat Pump MVHR - Mechanical Ventilation with Heat Recovery