

AIRD BHEAG ESTATE

ISLE OF LEWIS • OUTER HEBRIDES





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A breathtaking island estate in a remarkable setting

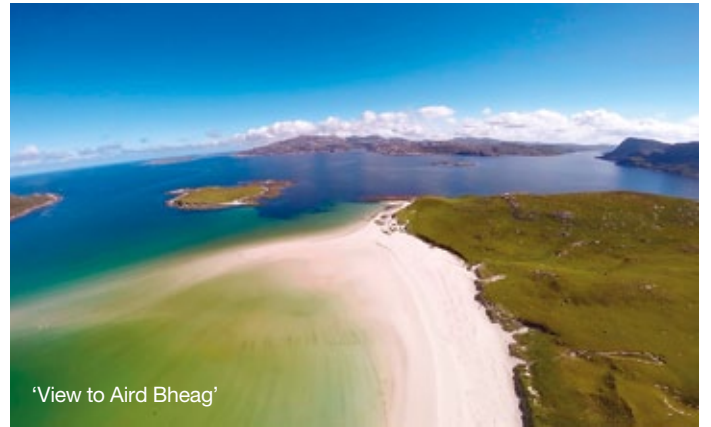
Basic home in need of modernisation: 3 bedrooms • 1 reception room
Kitchen • Shower room

Basic outbuildings • Pier with mooring
Red deer stalking • Sea and hill loch fishing

In all approximately 2,754 acres

These particulars are intended only as a guide and must not be relied upon as statements of fact.
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Situation

Aird Bheag lies in the south west corner of the Isle of Lewis and borders Harris on its southern shoreline. It consists of two dramatic headlands superbly situated on the shores of Loch Tamanavay, Loch Resort and Loch Tealasavay.

The Hebrides extend from Lewis in the north through to Barra in the south. Lewis, which lies about 40 miles west of the mainland, can be reached easily by either ferry or plane. There are regular flights (Flybe) between Stornoway and Edinburgh, Inverness and Glasgow, and car ferries (Calmac) run from Ullapool to Stornoway and from Uig (Skye) to Tarbert.

Aird Bheag Estate is situated in the most spectacular countryside, comprising approximately 2,754 acres of wonderful ground with a great mixture of hills, glens, burns, hill lochs and spectacular coastline which runs along three sea lochs and forms two peninsulas. It is without doubt one of the most beautiful places in the Western Isles. The estate is approached and accessed by sea, from Hushinish, passing the beautiful island of Scarp and the two estate peninsulas before travelling up Loch Tamanavay and arriving at the sheltered bay with a stone pier below Aird Bheag House. There are alternative piers available for use. There is a running mooring in the bay and a natural stone built building and timber storage shed at the pier head. A stone path winds uphill for about 300 yards, leading to the former settlement of Aird Bheag and Aird Bheag House itself. The house is in a sheltered but elevated position above the bay, with fine views over the loch and the surrounding hills. The situation is truly breathtaking.

Directions

From Stornoway (principal town on the island – about 1.5 hours' drive from Hushinish), travel south towards Tarbert on the A859 until you reach a right-hand turn on to the B887, signposted to Amhuinnsuidhe and Hushinish. Continue on this road until you reach the coast at Hushinish and the pier, where a boat can be launched.

Alternatively, you can charter a boat. Seatrek, located in Uig, on the west coast of the Isle of Lewis, operates out of Miavaig Pier in Loch Roag, approximately 40 minutes' drive from Stornoway. The postcode is HS2 9HE and telephone number is 01851 672469.



In addition, there is a suitable area for landing a helicopter adjacent to the house.

Description

Aird Bheag has been in the vendor's family for 44 years. The house is a simple dwelling constructed of stone. There is a living room with an open fireplace which houses the solid fuel range, kitchen with back-up gas water heater, cooker and fridges, three double bedrooms and a shower room. The solid wood burner provides heat to the shower, kitchen and central heating system. Downstairs, the house is panelled in pine with tongue and groove panelling upstairs, timber floors and a timber staircase. There is ample storage space throughout the house. The house could be improved by modernising the interior and re-introducing sustainable renewable energy power.

A terrace lies to the front of the house looking south west over the bay.

Services

The property is serviced by a private water supply and drainage is to a septic tank. There is no mains electricity although historically the house has been powered by solar panels and a small wind turbine – the wiring for this is still present throughout. Peat can be cut by the house and wood collected from the shoreline for the solid fuel burner.

Outbuildings

There are a further two timber storage sheds, clad in felt, to one side of the house in addition to ruinous traditional "Blackhouse" buildings surrounding the house, which have potential to be converted subject to obtaining the necessary consents.

Red Deer Stalking

Aird Bheag has a healthy population of red deer. Indeed, it has the highest density of red deer of any members of the local deer management group by far. This is probably due to its varied terrain, broken ground and the shelter that this provides. The sellers have not always culled to its capacity but the records show a cull of circa 11 stags and 20 hinds per annum. These were stored in one of the outbuildings and were taken back to the 'mainland' on a weekly basis. The stalking was carried out by the sellers themselves and has historically been let on a commercial basis with this opportunity still available. Lewis and Harris are famous for the quality of the red deer stalking they provide and Aird Bheag is no exception.

Sea Fishing

Aird Bheag offers exciting sea fishing; the seas around the island have produced a plentiful supply of pollock, mackerel, cod, ling, skate and conger eel. In addition Aird Bheag is ideally situated for lobster and crab fishing as well as mussels, scallops and oysters.

Loch Fishing

Whilst there are many lochs on the estate, the main lochs of Grunavat and Snehaval provide the best chance of catching brown trout.

Walking and Wildlife

The Isles of Lewis, Harris and indeed Aird Bheag provide varied topography and therefore a wide variety of bird/wildlife watching and walking opportunities.

There are many isolated sandy beaches which are perfect for picnicking and swimming.

The southwest of Lewis is a complete contrast to the north, as it is altogether a much more rugged landscape compared to the flat open moorland of the north. Nowhere more apparent is this than the landscape of Aird Bheag and the surrounding Uig hills. There are breeding pairs of Golden Eagles and Sea Eagles are also frequently seen from the land and sea. Some of the quieter lochs may have a pair of Red Throated Divers fishing on them and, if you are very lucky, you may even spot a pair of the elusive Black Throated Divers. Otters have also recently been spotted around Aird Bheag as they prefer a quieter habitat compared to the more populated areas of Lewis and Harris.





The sea surrounding the Western Isles is home to a huge variety of wildlife. Both the Atlantic Grey and Common Seal are to be found but on Lewis you are most likely to come across the Atlantic Grey.

Dolphins, Harbour Porpoise and several species of Whale pass through the coastal waters and can often be seen in and around the coastal water of Aird Bheag and even from the house on a calm day. There are a number of operators who organise boat trips to take visitors to some of the very inaccessible parts of the coastline, as well as offering trips to St Kilda and the Flannan Isles. We recommend Seatrek (details as previous).

There are wonderful walks from Aird Bheag immediately to the north, with gentler walking available on Lewis and more mountainous climbs on Harris. The Western Isles truly is the most spectacular place to enjoy walking.

Historical Note

Aird Bheag itself was once a small, busy, community based around a collection of traditional black houses, which nestle on the sheltered level ground beside Loch Tamanavay. The estate has been owned by the sellers since 1971. Before this, it was a traditional Gaelic community made up of three small households. A book on the life and times of Aird Bheag, from 1930 onwards, was recently published called 'An Trusadh' by John Macdonald.

Aird Bheag is rich in sites of important archaeological interest, including old sheilings and bee-hive dwellings. Of special interest is the prehistoric stone circle called Aird Sleitenish. This structure ties in with the visual lines connecting Aird Bheag to the great stone circles at Callanish. Aird Sleitenish is situated just by the jetty, below the croft house.

The Lewis Chessmen

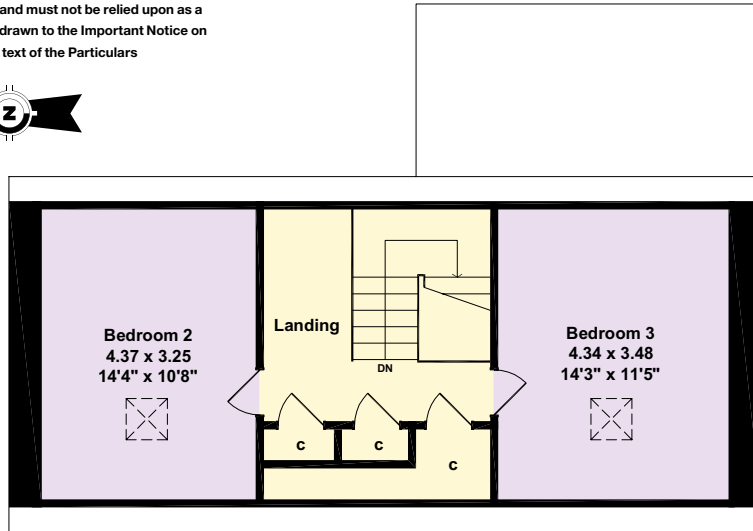
The Lewis Chessmen are a hoard of Viking treasures dating back to the 12th century. They are one of the most significant archaeological discoveries ever made in Britain and are of major international importance. The collection is held in the National Museum of Scotland and the British Museum collections.

Beautifully crafted from walrus ivory, their origin and discovery is shrouded in folklore. It appears they were discovered in 1831 on a remote beach at Uig, on the Isle of Lewis. However, credible, local accounts suggest that the chess set was originally brought ashore at Aird Bheag, only to be hidden at Uig later. There are a number of tales which give this earlier account of the Lewis Chessmen's arrival at Aird Bheag from the sea loch of Tealasavay, at the heart of the estate. The Lewis Chess Men collection is made up of 93 pieces, from at least 5 incomplete chess sets. The remaining pieces have never been found.

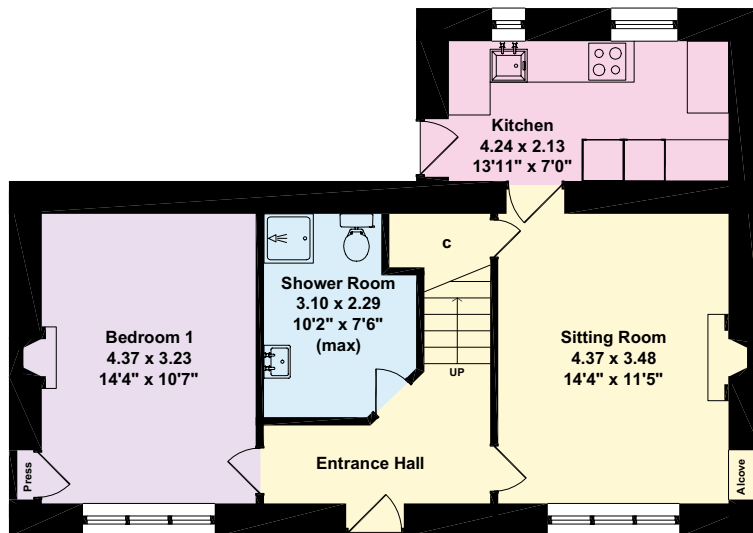
Viewing

Strictly by appointment through Knight Frank on 0131 222 9600. We recommend chartering a boat through Seatrek, based in Uig - 01851 672469.

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First Floor



Ground Floor



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'View to Aird Bheag'