



**St Munda's Parish Church, Ballachulish, PH49 4JG**

## Property

Grand detached Category C listed church building set within the village of Ballachulish. Occupying in an elevated position the property is surrounded by the spectacular Scottish landscape, offering stunning views and is set in grounds extending to 0.87 acres.

Ballachulish is a lovely village, offering a tranquil way of life. It has good facilities which includes hotels, primary school, village shop and community centre. The church is around 15 miles south from the regional centre town of Fort William where all essential services, amenities and transport links are available.

The property itself is of a simple rectangle shape constructed in thick solid stone square rubble walls mainly in grey whinstone. There is a two-storey crenelated tower to the north gable end which houses a timber staircase leading to a balcony over the church. The church was built in 1840 with later 1880 additions. The hall extension was added in 1934 and a modern kitchen was added to the rear in the recent years.

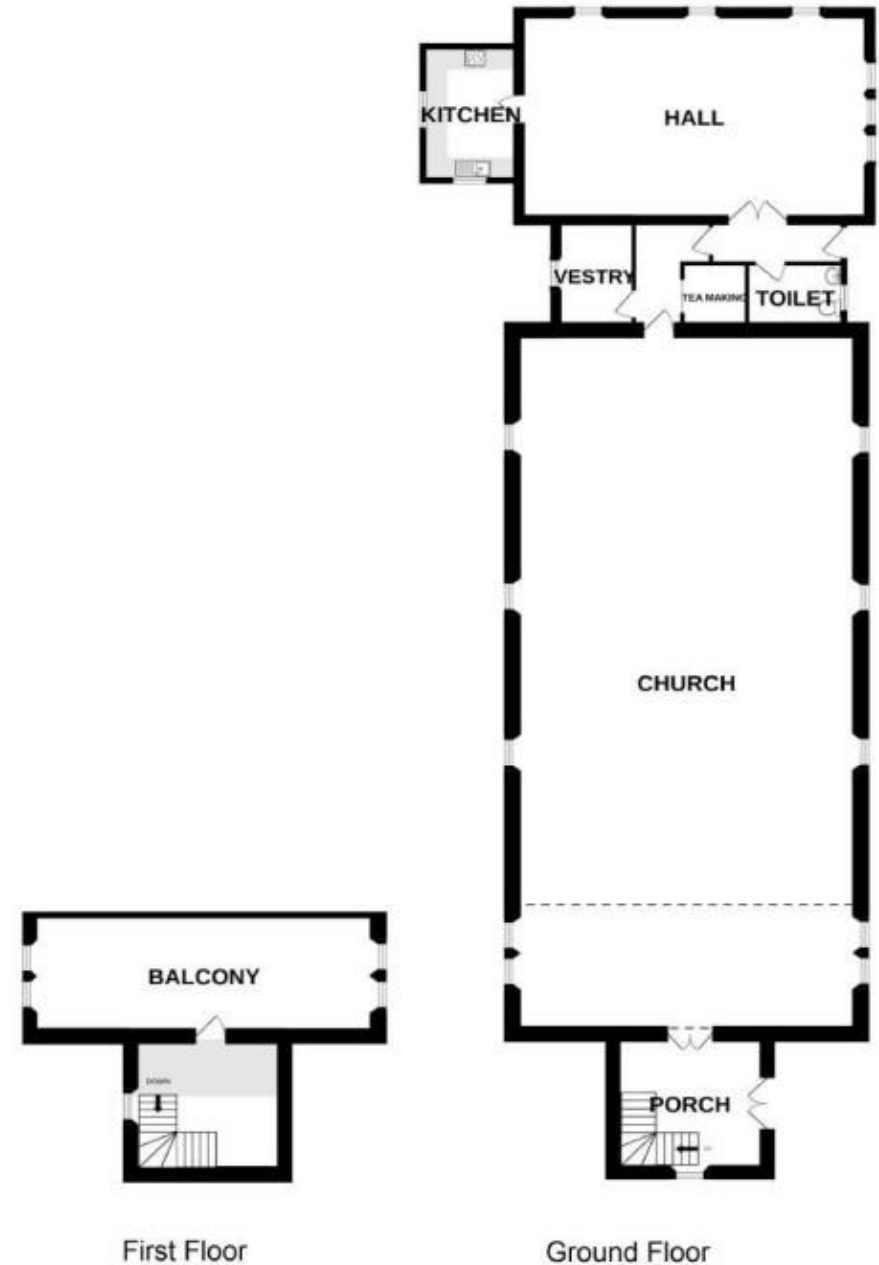
**Gross Internal Floor Area:** 296 sq.m

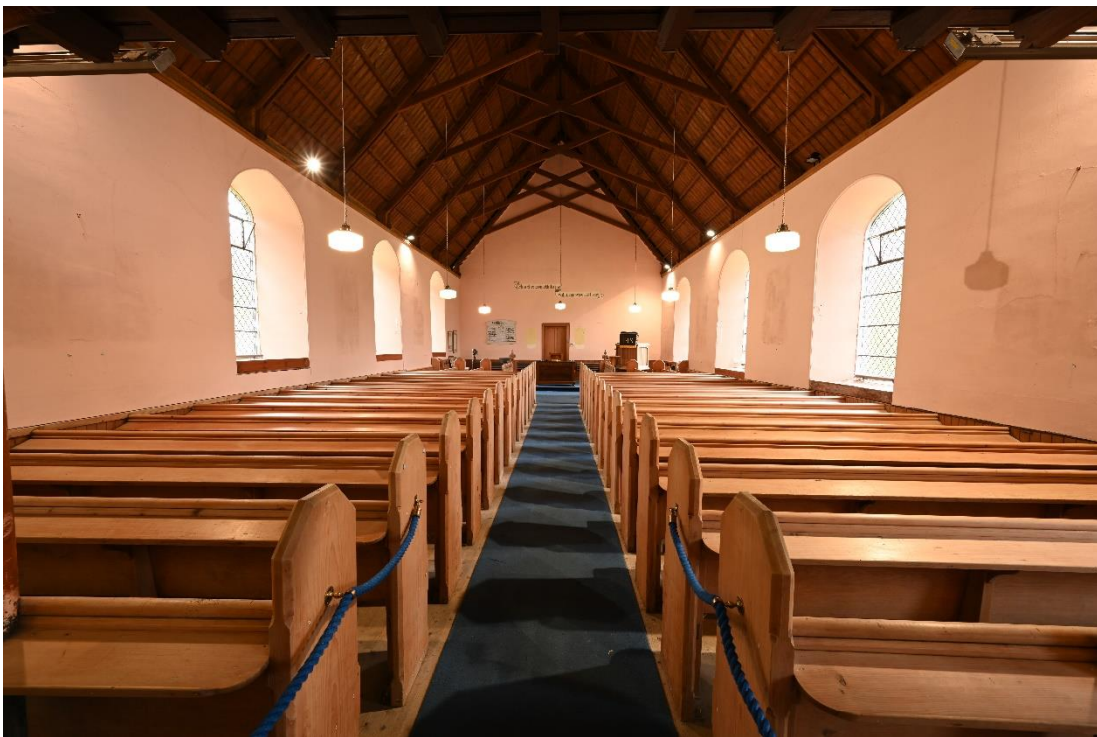
## Grounds

The church is set in good-sized plot that would extend to around 0.87 acres in size. There is a sloping grassed approach to the front and a car parking area to the rear. There are two drive entrances to the north and south.

## Services

The church benefits from mains water, 3 phase electricity supply and mains drainage connections.





## Planning

The subjects are C-Listed and could be used, without the necessity of obtaining change of use consent, as a crèche, day nursery, day centre, educational establishment, museum, art gallery or public library. It also has potential for a variety of other uses, such as a theatre, cinema or entertainment venue, hospitality and restaurant, retail space or community resource subject to obtaining appropriate consents. Conversion to residential accommodation might also be possible, again subject to the usual consents.

## EPC- G

**Rateable Value-** £4,050 per annum

## Local Area

Ballachulish is situated approximately 15 miles from Fort William and is set surrounded by the impressive Highland scenery. There are many leisure activities in the nearby area including water sports, skiing at Nevis Range and Glencoe, golf, hill walking and mountain climbing.

The mountains of Glencoe are approximately two miles distant, while water-sports can be enjoyed on Loch Leven, which opens into Loch Linnhe, and gives access westwards to the Inner Isles, and eastwards, to the Caledonian Canal.

Glencoe is less than 5 minutes away and itself has a museum, pub and shop and further hotels, cafes and shops.

There is a bus service running through the village travelling north to Fort William and South to Glasgow. The A82 road connects, Glasgow, Glencoe, Fort William and Inverness.





## Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)

## Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

Church of Scotland Law Department  
121 George Street  
Edinburgh EH2 4YN  
Telephone 0131 2402263  
Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

