



## Loch Shiel View

Acharacle, PH36 4JL

Guide Price £735,000

**Fiuran**  
PROPERTY

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Loch Shiel View offers a rare opportunity to purchase a traditional Cottage, together with 2 sites with full planning permission, 3 developed pod/chalet type sites, 2 portal frame buildings, static caravan, all set in owner occupied croft land extending to 15.6 acres (6.313096 ha). Situated in a stunning position overlooking Loch Shiel and the hills beyond, it would make a wonderful family home with business/development potential.

Special attention is drawn to the following:-

## Key Features

- Detached 4 Bedroom Cottage set in 15.6 acres
- Wonderful, peaceful rural location
- Elevated views over Loch Shiel
- Within walking distance of local amenities
- 2 Building plots with planning permission
- 3 serviced pod sites
- 2 portal frame buildings
- 3 Bedroom static caravan
- Ample parking for several vehicles
- Wonderful family home
- Business potential



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The Cottage accommodation offers a spacious Hallway with carpeted stairs rising to the first floor, Lounge, Dining Room, Kitchen, Utility Room. The first floor accommodation comprises of the bright Upper Landing, 4 Bedrooms and family Bathroom.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

**HALLWAY** 4.3m x 3.5m (max)

With carpeted stairs rising to the first floor, radiator, fitted carpet, and doors leading to the Lounge, Dining Room, Utility Room and Kitchen.

**LOUNGE** 4.6m x 3.6m

With windows to front elevation, log burner stove, radiator, and fitted carpet.

**DINING ROOM** 4.6m x 3.7m

With windows to the front elevation, traditional open fire and surround, radiator, and fitted carpet.

**UTILITY ROOM** 2.4m x 1.3m

With space for tumble dryer, and Vinyl flooring.

**KITCHEN** 4.1m x 3.6m

With window to the side elevation, base units, stainless steel sink & drainer, Vinyl flooring, and external door leading to the garden.

**UPPER LANDING**

With two windows to the rear elevation, wooden floor with carpet runner, and doors leading to all four Bedrooms and family Bathroom.

**BEDROOM ONE** 4.7m x 3.8m

With window to the front elevation, traditional open fire place, radiator, and fitted carpet.

**BEDROOM TWO** 3.5m x 2.4m

With Velux window to the front elevation, radiator, and fitted carpet.

**BEDROOM THREE** 4.6m x 3.6m

With window to the front elevation, traditional open fire place, radiator, and fitted carpet.



**BEDROOM FOUR** 3.6m x 2.5m

With window to the side elevation, radiator, and wooden flooring.

**BATHROOM** 2.59m x 1.79m

With window to the rear elevation, white suite comprising bath, WC & wash basin, and wooden flooring.

In addition to its stunning rural location, this property is in need of upgrading, the current owner has architect drawings to extend the property (plans available upon request) .

The extensive grounds extend to 15.6 acres (6.313096 ha.) and benefit from unrestricted panoramic elevated views of Loch Shiel. The garden area is laid mainly with grass, planted with mature trees, & shrubs, with gravelled driveways providing access to the various parts of the Croft. The gravelled driveway offers ample private parking for several vehicles.

The vendor would prefer to sell as a whole, but may consider selling in separate lots.



## Loch Shiel View, Acharacle



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*



### STATIC CARAVAN

Lovely 3 Bedroom static Caravan, with spacious open-plan Lounge, Diner, Kitchen, Hallway, WC, and Shower Room. With external store and LPG gas central heating.



### **PORTAL FRAME BUILDINGS**

The first Portal Frame is approx.. 60' x 40' with inspection pit and 3-phase electricity, two metal roller doors to the front and roof windows. The second Frame is of wooden structure with box profile cladding with 2 wooden doors to the front, fully fitted out shelves, and with power & lighting.



**2 SITES FOR HOUSES & 3 SITES FOR PODS**

2 sites with full planning, services and stunning views, and 3 developed pod/chalet type sites (water and electricity close by).



## GENERAL INFORMATION

**Services:** Mains water, electricity & drainage.

**Council Tax:** Band E

**EPC Rating:** G12

**Local Authority:** Highland Council

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.



## LOCATION

This area is renowned for its beauty, surrounded by mountains, wonderful white sandy beaches and has an abundance of wildlife. This is the perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities. Ferries to the Isle of Skye and the Outer Hebrides can be found in Mallaig and the ferry to Tobermory on the Isle of Mull sails from Kilchoan. The village of Acharacle, has a wide range of amenities including a hotel, village shop with post office, tearooms, doctor's surgery, churches and a primary school.

## DIRECTIONS

From Fort William take the A82 southbound for approx. 8 miles, cross over the Corran Ferry. At Ardgor turn left (A861) and follow continue on this road for approx. 26 miles. Continue through the village of Acharacle, passing the village store on the left. Take the next left into Naughton Crescent, at the crossroads go straight ahead, Loch Shiel View is directly ahead and can be identified by the For Sale sign.

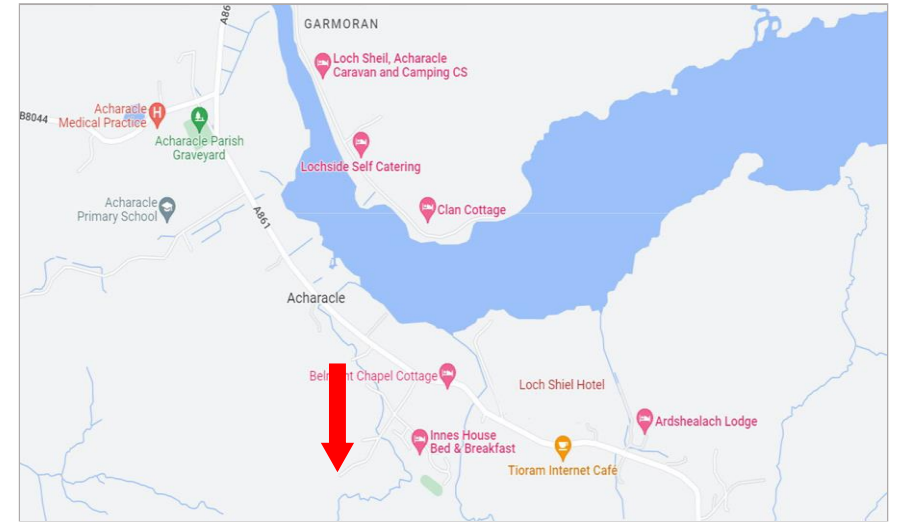
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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