



## Oak Cottage

Banavie, Fort William, PH33 7PB

Offers Over £450,000

**Fiuran**  
PROPERTY

# Oak Cottage

Banavie, Fort William, PH33 7PB

Oak Cottage is a beautifully presented & spacious 5/6 Bedroom detached Villa. Situated in a stunning south facing, elevated position with panoramic views towards Ben Nevis, the Grey Corries and Aonach Mor. Located in the semi-rural & much sought after community of Banavie, and with generous garden & garage, it would make a superb family home.

Special attention is drawn to the following:-

## Key Features

- Very desirable 5/6 Bedroom detached Villa
- Spectacular views towards Ben Nevis
- Tranquil & semi-rural location
- Entrance Hallway, Kitchen, Dining Room
- Sitting Room, Conservatory, family Bathroom
- 3 ground floor Bedrooms (1 with En Suite)
- Upper Landing, impressive Lounge
- 2 upper level Bedrooms (1 with En Suite)
- Shower Room, Office/Bedroom & Loft
- Attractive log burning stove in Lounge
- Wood pellet eco central heating system
- Extensive private mature garden grounds
- Detached garage and 2 timber sheds
- Spacious gravelled driveway
- Ample parking for several vehicles
- Superb family home with no onward chain
- Ideal buy to let investment
- Only 20 minutes' commute to Fort William



Oak Cottage is a beautifully presented & spacious 5 Bedroom detached Villa. Situated in a stunning south facing, elevated position with panoramic views towards Ben Nevis, the Grey Corries and Aonach Mor. Located in the rural & much sought after community of Banavie, and with generous garden and garage, it would make a superb family home.

The lower accommodation comprises of the welcoming entrance Hallway, Kitchen, open-plan Dining Room/Sitting Room, Conservatory, family Bathroom, 3 double Bedrooms (1 with En Suite Shower Room).

The first floor accommodation consists of the bright Upper Landing, expansive Lounge, Bedroom/Office, 2 double Bedrooms (1 with En Suite Bathroom), and Shower Room.

In addition to its picturesque location, Oak Cottage was built to maximize the views towards the Nevis Mountain Range. The property is in walk-in condition & benefits from a wood pellet eco central heating system. Oak Cottage is currently run as a very successful letting unit, contents are available under separate negotiation.

Externally, there is a mature partially enclosed garden surrounding the property, a perfect suntrap area to enjoy the amazing views. The gravelled driveway provides ample private parking for multiple vehicles.

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

#### **APPROACH**

Via the gravelled driveway at the side of the property, and entrance at the front into the Hallway, or at the rear into the Conservatory.

#### **ENTRANCE HALLWAY** 7.4m x 4.1m (max)

With external door to the front elevation, carpeted stairs rising to the first floor, large under stairs storage cupboard, second shelved storage cupboard, window to the front elevation, partly vinyl flooring & partly solid oak flooring, and doors leading to the Kitchen, family Bathroom and all 3 ground floor Bedrooms.

#### **KITCHEN** 4.3m x 3.5m

Fitted with a range of base & wall mounted units, complementary wooden work surfaces over, Belfast style ceramic sink & drainer, electric Belko Range cooker, stainless steel extractor hood over, tiled splashbacks, dishwasher, fridge/freezer, washing machine, tumble dryer, radiator, tiled flooring, window to the front elevation taking full advantage of the splendid views, door leading to the open-plan Dining Room/Sitting Room (via 2 steps).

#### **DINING ROOM/SITTING ROOM** 7.2m x 3.4m

With 2 windows to the rear elevation, attractive Wood pellet eco-central fire, ample space for dining table & chairs, radiator, solid oak flooring and door leading to the Conservatory.

#### **CONSERVATORY** 3m x 2.4m

With external patio doors to the rear elevation leading out to the rear garden, wrap around windows, polycarbonate sheet roofing and tiled flooring.

#### **FAMILY BATHROOM** 3.2m x 3.2m

With white suite comprising free standing roll top bath with hand shower, large walk-in shower cubicle, WC & wash basin, wall mounted mirror, heated towel rail, frosted window to the front elevation and vinyl flooring.



**BEDROOM ONE** 3.2m x 3m

With window to the rear elevation, radiator and solid oak flooring.

**BEDROOM TWO** 4.1m x 3.1m

With window to the side elevation, radiator, solid oak flooring and door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 2.4m x 1m

With white suite comprising shower cubicle, wash basin & WC, wall mounted mirror and solid oak flooring.

**BEDROOM THREE** 3.9m x 2.8m

With window to the front elevation with unrestricted views towards Ben Nevis, built-in wardrobe with sliding doors, radiator and solid oak flooring.

**UPPER LANDING**

With Velux window to the front elevation, stylish balustrade, radiator, hatch to Loft, fitted carpet and doors leading to the Lounge, Shower Room, Store Room and both upper level Bedrooms.

**LOUNGE** 6.5m x 5.7m (max)

With window to the front elevation capturing the breathtaking views of the North Face of Ben Nevis, 2 windows to the side elevation, log burning stove, radiator and fitted carpet.

**SHOWER ROOM** 2.2m x 2m

With white suite comprising shower cubicle, wash basin & WC, Velux window to the rear elevation and laminate flooring.

**BEDROOM FOUR** 3.3m x 3m (max)

With window to the front elevation with impressive views, walk-in wardrobe with sliding doors, radiator and fitted carpet.

**BEDROOM FIVE** 4.6m x 3.7m (max)

With window to the front elevation with wonderful views, built-in wardrobe with sliding doors, radiator, fitted carpet and door leading to the En Suite Bathroom.



**EN SUITE BATHROOM** 3.7m x 1.8m

With white suite comprising bath with mixer tap, wash basin & WC, heated towel rail, built-in shelving unit, Velux window to the rear elevation and laminate flooring.

**OFFICE/BEDROOM SIX** 3.7m x 2m

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

**GARDEN**

The extensive garden grounds surround the property offering the most incredible mountain and countryside views, the perfect place for garden furniture, dining al fresco or for just enjoying the rural peace, tranquility and surrounding scenery. The garden is laid mainly with grass, offset with a mature trees, shrubs & bushes. The side garden is laid with gravel and houses a detached garage with up & over metal door and a timber shed. There is a further timber shed to the opposite side garden. The gravelled driveway provides ample parking for multiple vehicles.

**BANAVIE**

Banavie is a small community situated on the banks of the Caledonian Canal. The canal passes through Banavie, before ascending Neptune's Staircase, the longest staircase of locks in the United Kingdom. The scenery around Banavie is exceptional with Ben Nevis dominant in the skyline. While this area offers a quiet, rural location, it is only 4 miles from Fort William.

**FORT WILLIAM**

Steeped in history, Fort William is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. The area is the Outdoor Capital of the UK and attracts visitors all year round. There are bus and train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.



# Oak Cottage, Banavie



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



## GENERAL INFORMATION

**Services:** Mains electricity & water  
Private septic tank.

**Council Tax:** Band F

**EPC Rating:** C71

**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



## DIRECTIONS

From Fort William town centre, head north on the A82 for around 3 miles. Take the first turning left at the roundabout sign posted A830 Mallaig. Continue past Lochaber High School and the Police Station and cross over the bridge at the Caledonian Canal. Turn immediately right on to the B8004 signposted for Banavie & Gairloch. Follow this road for just 1.4 miles, Oak Cottage is on the right hand side and can be identified by a green and white house sign at the road end. Take the driveway down the hill, Oak Cottage is the first property on the left.

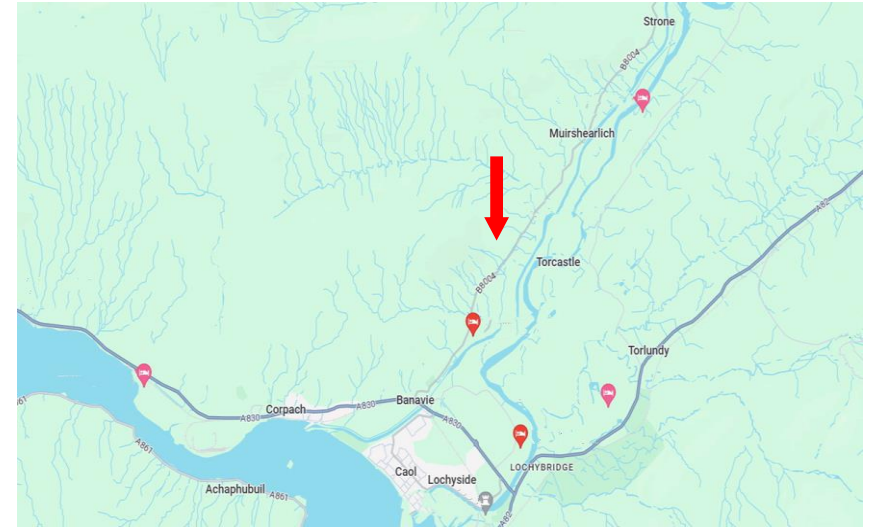
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



# Fiuran

PROPERTY

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