



## The Hill House

Glenborrodale, Acharacle, PH36 4JP

Guide Price £520,000

**Fiuran**  
PROPERTY

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The Hill House is a very impressive contemporary 4 Bedroom South facing detached Villa, situated in an elevated position benefitting from stunning panoramic views over Loch Sunart towards Morvern. Set in approximately 2 acres and situated on the rural & popular picturesque Ardnamurchan peninsula, it would make a superb family home, idyllic holiday home or a wonderful buy-to-let investment.

Special attention is drawn to the following:-

## Key Features

- South facing detached Villa overlooking Loch Sunart
- Breathtaking loch & mountain views with striking sunsets
- Located on the unspoilt Ardnamurchan peninsula
- Area of natural beauty with spectacular countryside
- Beautifully presented and in walk-in condition
- Open-plan Lounge & Sun Room, Dining Room
- Kitchen, Inner Hallway, ground floor Bedroom
- Shower Room, Utility Room/Office, Upper Landing
- 3 Upper level Bedrooms (master with En Suite)
- Range of white goods, blinds & flooring included in sale
- Triple glazed UPVC windows & doors
- Energy efficient and with solar panels
- Private garden (approx. 2 acres) with loch views
- Spacious driveway with ample parking
- Timber garage & shed with solar powered lighting
- Wonderful family home
- Fantastic lifestyle opportunity
- No onward chain



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The ground floor accommodation comprises of the open-plan Lounge and Sun Room with picture windows, cathedral ceiling & apex windows taking full advantage of the magnificent views & with stairs rising to the first floor, Dining Room, modern fitted Kitchen, Inner Hallway, double Bedroom, Shower Room and Utility Room/Office/Store.

The first floor offers the Upper Landing, further three double Bedrooms (master with En Suite Bathroom) and the family Bathroom.

This immaculate property benefits from being triple glazed throughout with oil fired central heating. There is a wood-burning stove in the Lounge and solar panels to the front elevation. Externally, the sizeable south facing garden and west facing terrace offer a variety of seating areas for relaxing & enjoying the wonderful views and for dining alfresco. There is also a timber garage and timber shed with the driveway providing ample parking for multiple vehicles.

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

#### **APPROACH**

Via the driveway to the rear of the property and entrance into the Kitchen.

#### **LOUNGE and SUN ROOM** 10.7m x 4.2m (max)

Beautiful, bright room with stairs rising to the first floor, full height picture windows to the front elevation, cathedral ceiling & apex windows to the side elevation, further windows to both front & rear elevations, radiator, wood burning stove, engineered flooring, semi-open plan to the Dining Room and sliding patio doors to the side leading out onto the west facing balcony.

#### **DINING ROOM** 3.3m x 3m

With windows to the rear elevation, radiator, tiled flooring and semi-open plan to the Kitchen.

#### **KITCHEN** 4.9m x 3m

Fitted with a range of modern base & wall mounted units, complementary oak work surfaces over, ceramic sink & drainer, tiled splash-backs, electric Smeg range cooker with extractor over, integrated dishwasher & fridge/freezer, radiator, tiled floor, windows to the rear elevation, open plan to the Inner Hallway and external door leading out to the rear garden & driveway.

#### **INNER HALLWAY** 2.8m x 1m

With doors leading to the ground floor Bedroom, Shower Room & Utility Room/Office/Store and tiled flooring.

#### **BEDROOM ONE** 4.1m x 3.6m

With windows to the front elevation, radiator, engineered flooring.

#### **SHOWER ROOM** 2.4m x 1.7m

With white suite comprising shower cubicle, sink set on a bespoke vanity unit, WC, heated towel rail, window to the rear elevation and tiled walls & flooring.



### **UTILITY ROOM/OFFICE 5.8 x 5.1m**

Fitted with base units, complementary work surfaces over, stainless steel sink & drainer, plumbing for washing machine, space for tumble dryer, free standing fridge, window to the front elevation, 2 windows to the side elevation, Solax solar power inverter system, electrical fuse box, boiler for central heating system, tiled flooring and sliding patio doors leading out to the rear garden & driveway.

### **UPPER LANDING**

With Velux window to the front elevation, hatch access to loft space, fitted carpet and doors leading to all upper level Bedrooms and the family Bathroom.

### **MASTER BEDROOM 6m x 3.6m (max)**

With dual aspect windows to the front & rear elevations, radiator, built-in wardrobe, storage cupboard (housing the hot water tank), engineered flooring and entrance to the En Suite Bathroom .

### **EN SUITE BATHROOM 3.9m x 3.7m**

With white suite comprising large walk-in shower cubicle with rain shower over, free standing bath, sink set in a vanity unit, WC, radiator, 2 Velux windows to the front elevation, 2 windows to the side elevation, 2 further Velux windows to the rear elevation and tiled flooring.

### **BEDROOM THREE 4.5m X 2.9m (max)**

With 2 windows to the front elevation, radiator and fitted carpet.

### **BEDROOM FOUR 4.5m x 3m (max)**

With 2 windows to the rear elevation, radiator and fitted carpet.

### **BATHROOM 2.4m x 1.7m**

With white suite comprising bath with shower over, sink set in a bespoke vanity unit, WC, heated towel rail, Velux window to the rear elevation and tiled walls & flooring.



## GARDEN

Externally, the garden surrounds the property and is framed by some of the most spectacular scenery this area has to offer. The garden is planted with a variety of mature trees, shrubs and bushes. There is an attractive paved area to the front of the property, which is a superb place to sit, relax and enjoy the views. The balcony on the west facing terrace leads out from the Sun Room, this area offers an ideal place for entertaining and for dining alfresco. The rear garden houses a timber garage and a timber shed, both with solar powered lighting. The driveway provides ample parking for multiple vehicles.

## ARDNAMURCHAN

The Ardnamurchan Peninsula is an area of unspoilt natural beauty with mountains, lochs, wonderful beaches and an abundance of wildlife. It is the perfect location for birdwatching, walking, sailing, kayaking, fishing, cycling and many other outdoor activities. Local facilities include hotels, restaurants (including the 13<sup>th</sup> Century award winning Mingary Castle). The famous Ardnamurchan distillery, Glenborrodale Castle and Glenborrodale Nursery are all nearby attractions. The neighbouring villages of Salen & Acharacle offer a variety of amenities to include supermarkets, post office, churches, doctors surgery, nursery & primary schools. The secondary school is located in Strontian where further amenities are also available.



# The Hill House Glenborrodale



*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, private water supply and Private septic tank.

**Council Tax:** Band F **EPC Rating:** B87

**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, where this is not possible it is recommended that the exact extent of the boundaries be confirmed via the title deeds.

**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.

## DIRECTIONS

From Fort William take the A82 South for approx. 8 miles to Corran. Take the Corran Ferry over to Ardgour. At Ardgour turn left onto the A861 to Salen. At Salen turn left at the main junction signposted for Glenborrodale B8007. Continue along this road for approximately 5 miles. At the sign for Glenborrodale continue ahead and take the next turning on the right with house signs for Pine Cone Cottage and others (there is a for sale sign). Continue up the track to the top of the hill, turn left at the top onto the tarmac driveway. The Hill House is up the driveway and parking is located on the driveway.

## LOCATION

Ardnamurchan (headland of the great seas) is the most western part of the British mainland, extending west from Salen out to Ardnamurchan Point and its famous lighthouse. The area is beautifully unspoilt, wild & remote, and renowned for its abundance of wildlife and white sandy beaches. Its rocky northern coast, bounded at the East and West by the beaches of Ardtoe and Sanna Bay is designated as a National Scenic Area because of its outstanding scenery and landscape. Its southern edge makes up the north shore of Loch Sunart, the longest sea loch in the Highlands. This is the perfect location for bird watching, walking, sailing, kayaking, fishing, open water swimming, cycling and many other outdoor activities.

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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