



## Stone Cottage

Tighphuirt, Glencoe, Ballachulish, PH49 4HN

Offers Over £390,000

**Fiuran**  
PROPERTY

[Fiuran.co.uk](http://Fiuran.co.uk)

# Stone Cottage

Tighphuirt, Glencoe, Ballachulish, PH49 4HN

Stone Cottage is a charming detached Crofter's Cottage, dating back to the 18<sup>th</sup> century, with approximately 1 acre of woodland to the rear, a private driveway, timber shed and garage. Situated in the beautiful area of Glencoe with magnificent views over Loch Leven and towards the Mamores beyond. The Cottage is currently operated as two very successful self-catering units, but would equally make a wonderful family home.

Special attention is drawn to the following:-

## Key Features

- Unique, characterful Crofter' Cottage in Glencoe
- Unrestricted loch & mountain views
- Traditional features throughout
- Furniture & furnishings included in sale
- Cottage 1 – Hallway, Lounge/Diner, Kitchen
- Ground floor Bedroom, Upper Landing
- 2<sup>nd</sup> Bedroom and family Bathroom
- Cottage 2 – Hall, Lounge/Diner, Kitchen
- Utility Room, Shower Room, Upper Landing
- 2 Bedrooms and 2<sup>nd</sup> Shower Room
- Large Laundry Room with white goods
- Attractive log burning stoves in both units
- Double glazed windows & LPG central heating
- Sizeable private garden with timber shed
- Private driveway with ample parking & garage
- Within walking distance of local amenities
- Wonderful family home
- Business opportunity



Stone Cottage is a charming detached Crofter's Cottage, dating back to the 18th century, with approximately 1 acre of woodland to the rear, a private driveway, timber shed and garage. Situated in the beautiful area of Glencoe with magnificent views over Loch Leven and towards the Mamores beyond. The Cottage is currently operated as two very successful self-catering units, but would equally make a wonderful family home.

**Cottage 1** - accommodation over 2 floors comprises of a spacious Hallway, Lounge/Diner Kitchen, ground floor Bedroom, Upper Landing, further Bedroom and family Bathroom.

**Cottage 2** - accommodation again over 2 floors offers the entrance Hall, Lounge/Diner Kitchen, Utility Room, Shower Room, Landing, 2 double Bedrooms and 2<sup>nd</sup> Shower Room.

There is also a Laundry Room to the rear which can be accessed by both Cottages.

In addition to its picturesque location, Stone Cottage has been lovingly restored over several years but having retained original features throughout. The property benefits from being fully double glazed and has LPG central heating. The substantial grounds surround the property and extend to approximately 1 acre to include a woodland being a site of special scientific interest attracting an array of wildlife. The private driveway provides ample parking for multiple vehicles.

Stone Cottage currently holds a licence to trade under the Scottish Short Term Letting legislation which came into force in 2022. The licence can now be transferred between the current owners of the licensed property and the new owners but subject to new application being approved by The Highland Council. Fees are payable by the new owners for the transfer of the licence.

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

#### **COTTAGE 1 - APPROACH**

Via the front of the property and entrance into the Hallway or at the rear into the Kitchen.

#### **HALLWAY** 5.9m x 1.7m (max)

With external door and window to the front elevation, storage cupboard housing the electric fuse box, radiator, fitted carpet and doors leading to the Lounge/Diner and Bedroom One. Joining access door between the 2 cottages if property to be converted back to 1 unit.

#### **LOUNGE/DINER** 4.8m x 4.8m (max)

With carpeted stairs rising to the first floor, understairs storage cupboard, wood burning stove set in a stone feature wall & mounted on a slate hearth, window to the front elevation with loch & mountain views, 2 radiators, fitted carpet, door leading to the Kitchen and external patio doors leading to the rear garden.

#### **KITCHEN** 3.2m x 2.4m

Fitted with a range of base & wall mounted units, complementary work surfaces over, electric oven, LPG hob with extractor hood over, stainless steel sink & drainer, tiled splashbacks, dishwasher, under counter fridge/freezer, radiator, laminate flooring window to the rear elevation and external door to the rear garden.

#### **BEDROOM ONE** 3.2m x 2.9m (max)

With window to the rear elevation radiator and fitted carpet.

#### **UPPER LANDING** 1.7m x 1.4m

With display cabinet, fitted carpet and doors leading to Bedroom 2 and the family Bathroom.

#### **BEDROOM TWO** 3.8m x 3.6m (max)

With Velux window to the front elevation taking full advantage of the splendid views, further window to the rear elevation, radiator, and fitted carpet.



**FAMILY BATHROOM** 3.6m x 2.4m

With white suite comprising of shower cubicle with electric shower, bath, WC & wash basin, wall mounted mirror, heated towel rail, frosted window to the rear elevation and vinyl flooring.

**COTTAGE 2 - APPROACH**

Via the front of the property and entrance into the Hallway or at the rear into the Kitchen.

**HALLWAY**

With external door to the front elevation, carpeted stairs leading to the first floor, fitted carpet and door leading to the Lounge/Diner. Joining access door between the 2 cottages if property to be converted back to 1 unit.

**LOUNGE/DINER** 4.5m x 4.2m (max)

With understairs storage cupboard, wood burning stove set in a stone feature wall & mounted on a slate hearth, window to the front elevation with loch & mountain views, radiator, fitted carpet and door leading to the Kitchen.

**KITCHEN** 2.7m x 2.1m

Fitted with a range of base & wall mounted units, complementary work surfaces over, electric oven & hob with extractor hood over, microwave, stainless steel sink & drainer, splashbacks, vinyl flooring, window to the front elevation with loch & mountain views and steps leading up to the Utility Room.

**UTILITY ROOM** 2.2m x 1.6m

With work surface over, undercounter fridge/freezer, dishwasher, vinyl flooring, door leading to the Shower Room and external door leading to the side garden & driveway.

**SHOWER ROOM** 2.2m x 0.95m

With white suite comprising of shower enclosure with mains shower, WC & wash basin, heated towel rail, frosted window to the rear elevation and vinyl flooring.

**UPPER LANDING** 1.4m x 0.9m

With fitted carpet and doors leading to both Bedrooms and the Shower Room.



**BEDROOM ONE** 3.5 x 2.9m

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

**BEDROOM TWO** 3.5m x 2.9m (max)

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

**SHOWER ROOM** 2.1m x 0.93m

With white suite comprising of shower enclosure with electric shower, WC & wash basin, heated towel rail, frosted window to the rear elevation and vinyl flooring.

**LAUNDRY ROOM** 4m x 1.9m

With washing machine, tumble dryer, 2 Velux windows to the rear elevation, concrete flooring and 2 external doors on either side of the room allowing access from both Cottages.

**GARDEN**

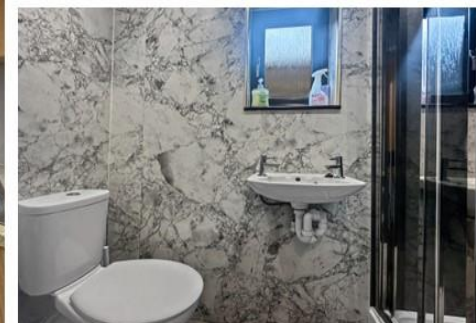
The garden grounds extend to approximately 1 acre. The front garden is laid partly with gravel and partly with paving slabs and offset with a variety of shrubs. Paving slabs lead from the front of the property to both sides leading to the rear of both Cottages. The rear garden is on 2 levels. The level lower area is gravelled and offers ample space for dining furniture and for entertaining and for enjoying the tranquil views. The upper level is on a slope and is laid partly with grass and runs upwards through to a woodland, which is noted as a site of special scientific interest and attracts a wonderful array of wildlife. The driveway to the side of the property houses a garage and a timber shed.

**GLENCOE**

Glencoe village offers a primary school, well attended village hall, supermarket, cafe, hotel, pub, filling station, church and dentist. With further amenities in nearby Ballachulish. The secondary school is located in the village of Kinlochleven, which is accessed by a school bus. There is also a bus service which operates daily to and from Fort William, Oban, Glasgow and surrounding areas.



Cottage 2



# Stone Cottage, Tighphuirt



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



Views over Loch Leven from  
Glencoe to Ballachulish

