



Bela Vista

Resipole, Strontian, Acharacle, PH36 4HX

Offers Over £650,000



Fiuran
PROPERTY

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Bela Vista is a stunning south facing detached Villa. Located in the picturesque rural village of Resipole, in a stunning position, the property sits in generous garden grounds and boasts unrestricted panoramic views across Loch Sunart. With detached double garage with office above, EV charger, 6kw wind turbine and a mooring, it would make a superb family home, an idyllic holiday home or a perfect buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Beautiful detached Villa with 4 Bedrooms
- Unrestricted stunning views over Loch Sunart
- Stunning, peaceful and rural location
- entrance Porch, Sitting Room/Dining Room/Kitchen
- Lounge, Utility Room, Shower Room
- Ground floor Bedroom with En Suite Bathroom
- Upper Landing, Master Bedroom with En Suite
- 2 further double Bedrooms and family Bathroom
- Attractive cathedral style windows with loch views
- Excellent storage throughout including Loft
- Underfloor heating to ground floor
- Extensive grounds surrounding the property
- Detached double Garage with office above
- Driveway & parking for several vehicles
- 6kw wind turbine and mooring
- EPC Rating : B81
- Wonderful family home
- Fantastic lifestyle opportunity
- No onward chain



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The lower accommodation comprises of the entrance Porch, open-plan Sitting Room/Dining Room/Kitchen, Lounge, Utility Room, Shower Room, Double Bedroom with En Suite Bathroom.

The upper level comprises of the spacious Upper Landing with balcony above the Sitting Room, Master Bedroom with En Suite Shower Room and family Bathroom.

Bela Vista was built in 2010 and finished to a high standard benefiting from Air Source central heating with underfloor heating to the ground floor, EPC Rating of B81 & has fibre optic broadband to the property. The property is surrounded by the most breathtaking scenery and was built to take full advantage of the water & mountain views.

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

APPROACH

Via the driveway leading right to the rear of the property and entrance into the entrance Porch or into the Utility Room.

ENTRANCE PORCH 2.9m x 2.8m

With external door & glass panels to the rear elevation, 2 built-in cupboards with sliding doors, wooden flooring and French doors leading to the Sitting Room/Dining Room/Kitchen.

SITTING ROOM & DINING ROOM

10m x 9m (max) including Kitchen

With wooden stairs rising to the upper level, open-plan to the Kitchen with cathedral windows to the front elevation and spectacular views towards the loch & mountains beyond, further windows to both side elevations, laminate flooring and doors leading to the Lounge, Utility Room and Bedroom One.

KITCHEN

Open-plan to the Dining Room/Sitting Room, with 2 windows to the rear elevation, fitted with a range of base & wall mounted units, complementary surfaces over, centre Island/breakfast bar with LPG hob with stainless steel extractor hood over, electric oven, microwave, sink & drainer, integrated dishwasher, integrated fridge/freezer, windows to the side & rear elevations and laminate flooring.

LOUNGE 6.8m x 4.3m

With sliding patio doors to the front elevation taking full advantage of the splendid views over Loch Sunart & beyond, windows to the side elevation, again with amazing loch & mountain views and wooden flooring.



UTILITY ROOM 2.8m x 2.2m

Fitted with a range of base & wall mounted units, complementary surfaces over, stainless steel sink & drainer, plumbing for washing machine, cushioned flooring, door leading to the Shower Room and external door leading to the rear garden.

SHOWER ROOM 2.8m x 1.7m

With modern white suite comprising large walk-in shower enclosure, wash basin & WC, frosted window to the rear elevation, tiled walls and tiled flooring.

BEDROOM ONE 4.2m x 4m

With sliding patio doors to the front elevation with gorgeous loch & mountain views, built-in wardrobe with sliding doors, wooden flooring and door leading to the En Suite Bathroom.

EN SUITE BATHROOM 2.7m x 2.2m

With white suite comprising spa bath with shower over, wash basin & WC set in a vanity unit, frosted window to the rear elevation, tiled walls and tiled flooring.

UPPER LANDING

With window at half landing & 2 further Velux windows to the front elevation with views over Loch Sunart & beyond, 2 storage cupboards (1 housing the hot water tank), balcony overlooking the Sitting Room below and with breathtaking views through the cathedral style windows, radiator, and doors leading to all upper level Bedrooms and the family Bathroom.



BEDROOM TWO 5.7m x 4.2m (max)

With window to the front elevation with incredible views, 2 built-in wardrobes with sliding doors, radiator, fitted carpet and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 3m x 2.2m

With white suite comprising large walk-in shower, wash basin & WC set in a vanity unit, heated towel rail, Velux window to the rear elevation, tiled walls and tiled flooring.

BEDROOM THREE 5.5mx 3.7m (max)

With dual aspect windows to the side & rear elevations, built-in wardrobe with sliding doors, radiator and fitted carpet.

FAMILY BATHROOM 3m x 2.5m (max)

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

BEDROOM FOUR 5.7m x 4.2m

With window to the front elevation with superb loch & mountain views, double built-in wardrobes with sliding doors, radiator, hatch access to the Loft and fitted carpet.

GARAGE

With double up & over electric metal door, further single door to the side, EV Charger, power, lighting & concrete flooring. There is a fitted out office above the garage with French doors leading out onto an attractive balcony.



GARDEN

The extensive garden surrounds the property and sits within the Sunart Oakwoods. The garden has the most amazing scenic views over Loch Sunart, with views from every angle. The front garden is laid mainly with grass with a gravelled area being the perfect place for dining furniture, to sit, relax and enjoy the wonderful views. The rear garden is laid mainly with gravel and houses the garage. The gravelled driveway leads from the front of the property through to rear and provides ample private parking for multiple vehicles.

RESIPOLE

Resipole is a small rural community on the Ardnamurchan peninsula on the northern shore of Loch Sunart. Located just 4 miles away from Acharacle where local amenities include a village shop, tea room, hotel, doctors, post office, and primary school. The secondary school is in the village of Strontian 6 miles away. Larger shops, services and amenities can be found in Fort William. This area is renowned for its natural beauty. It is surrounded by mountains, lochs, wonderful beaches and has an abundance of wildlife. The perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities.



Bela Vista, Resipole, Strontian



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
Drainage to a private septic tank

Council Tax: Band G **EPC Rating:** B81

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 a 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 follow the A82 south for 8 miles. Take the Corran ferry. At Ardgour turn left, A861 towards Strontian (approx. 12 miles). At Strontian continue through the village, proceed over the Strontian River Bridge and up the hill. Continue for another 6 miles until reaching Resipole. Bela Vista is the 2nd property on the right hand side 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.

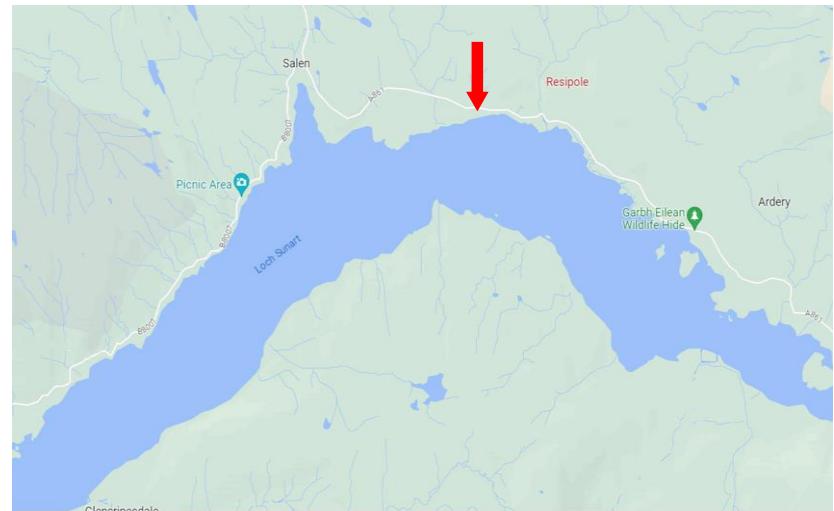
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

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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