



## Rockpool House

Resipole, Strontian, Acharacle, PH36 4HX

Guide Price £825,000

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PROPERTY

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With breathtaking, unrestricted views across Loch Sunart and beyond, Rockpool House is an immaculately presented south facing detached Villa. Located in the picturesque rural village of Resipole on the Ardnamurchan Peninsula, this stunning property occupies generous garden grounds and benefits from a detached double Garage with a luxurious self-contained letting Apartment above and a detached Office/Studio Chalet.

## Key Features

- Stunning detached Villa with 5 Bedrooms
- Self-contained 1 Bedroom letting Apartment
- In excellent order and in walk-in condition
- Unrestricted splendid views over Loch Sunart
- Scenic, peaceful and rural location
- Hallway, Lounge, Dining Room, Kitchen/Diner, Pantry
- Utility Room, Cloakroom, Inner Hall, Bedroom/Office
- Bathroom, Upper Landing with Gallery Lounge, Hall
- 4 further Bedrooms all with En Suite Shower Rooms
- Extensive garden surrounding the property (0.52acres)
- Detached double Garage/Workshop & EV charger
- Office/Studio Cabin with development potential
- 2 timber sheds and greenhouse
- Driveway & parking for several vehicles
- Wonderful family home with business opportunity



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The lower accommodation comprises of the Entrance Hallway, Lounge, Dining Room, Kitchen/Diner, Pantry, Utility Room, Cloakroom, Inner Hall, Bedroom/Office and Bathroom.

The upper level comprises of the spacious Upper Landing with Gallery Lounge offering magnificent loch & mountain views, 4 spacious Bedrooms all with En Suite Shower Rooms.

Rockpool House was built in 2011 and finished to a high standard benefiting from oil fired central heating, EPC Rating of C77 & has fibre optic broadband to the property. The property is surrounded by the most spectacular scenery and was built to take full advantage of the water & mountain views. Rockpool House has been designed so that it could easily be adapted to run as a Bed & Breakfast establishment.

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

#### **APPROACH**

Via the graveled driveway at the front of the property and entrance into the Hallway or via the side garden and entry via an easily accessible ramp or steps into the Utility Room.

#### **ENTRANCE HALLWAY** 7.1m x 3.6m (max)

With external door to the side elevation, picture windows to the front & side elevations taking full advantage of the superb views, carpeted stairs rising to the upper level, storage cupboard, 3 radiators, tiled flooring and doors leading to the Lounge, Dining Room, Kitchen and Inner Hall.

#### **LOUNGE** 7.1m x 4.5m

With picture windows to the front elevation overlooking Loch Sunart & beyond, 2 further windows to the side elevation, 3 radiators, fitted carpet, doors leading to the Kitchen & Hallway and external French doors leading out onto a raised decking area in the rear garden.

#### **KITCHEN/DINER** 7.2m x 4.8m

Fitted with a range of modern base units with granite surfaces over, centre Island with stainless steel sink, LPG 5 ring hob with extractor hood over, double electric oven & grill, combination oven/microwave, warming drawer, composite sink & drainer, integrated dishwasher, integrated fridge/freezer, storage cupboard, windows to the side elevation, tiled flooring and doors leading into a large walk-in Pantry (2.3m x 1.2m) and the Utility Room.



**UTILITY ROOM** 2.3m x 2.2m

Fitted with base & wall mounted units with granite surfaces over, Belfast style sink & drainer, plumbing for washing machine, radiator, window to the rear elevation, door leading to the Cloakroom & Kitchen and external door leading out to the side garden.

**CLOAKROOM** 2.3m x 1.2m

With modern white suite comprising wash basin & WC, heated towel rail, frosted window to the rear elevation, electric underfloor heating and tiled flooring.

**DINING ROOM** 4.5m x 4.2m

With dual aspect windows to the front & side elevations taking full advantage of the spectacular views over Loch Sunart & beyond, radiator and solid oak flooring.

**INNER HALL** 1.9m x 1.2m

With solid oak flooring and doors leading to the Bathroom and Bedroom One.

**BATHROOM** 2.2m x 1.8m

With modern white suite comprising bath, wash basin set in a vanity unit, WC, heated towel rail, frosted window to the rear elevation, partly tiled walls, electric underfloor heating and tiled flooring.

**BEDROOM ONE/OFFICE** 3m x 2.4m

With dual aspect windows to the side & rear elevations, radiator and solid oak flooring.



**UPPER LANDING** 6.7m x 3.6m (max)

With an upper level Gallery Lounge seating area framed with cathedral windows to the front elevation and 2 further windows to the side elevations with impressive fine open views, 2 radiators, fitted carpet and doors leading to Bedroom Two, Bedroom Three and the Hall.

**BEDROOM TWO** 4.8m x 4.5m (max)

With window to the front elevation with sea views, walk-in wardrobe, radiator, fitted carpet and door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 2.3m x 2.5m (max)

With white suite comprising shower enclosure, wash basin set in a vanity unit, WC, heated towel rail, frosted window to the rear elevation, partly tiled walls, electric underfloor heating and tiled flooring.

**BEDROOM THREE** 4.8m x 4.5m (max)

With windows to the front elevation offering beautiful sea views, walk-in wardrobe, radiator, fitted carpet and door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 2.3m x 2.5m (max)

With white suite comprising walk-in shower, wash basin set in a vanity unit, WC, heated towel rail, frosted window to the rear elevation, partly tiled walls, electric underfloor heating and tiled flooring.



**HALL** 2.7m x 1.6m

With 2 storage cupboards, fitted carpet and doors leading to Bedroom Four and Bedroom Five.

**BEDROOM FOUR** 3.3m x 3.1m

With window to the side elevation, built-in wardrobe, radiator, fitted carpet, hatch access to the Loft and door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 2.4m x 1.5m (max)

With white suite comprising shower cubicle, wash basin set in a vanity unit & WC, heated towel rail, partly tiled walls, electric underfloor heating and tiled flooring.

**BEDROOM FIVE** 7.4m x 4.8m (max)

L-shaped with dual aspect windows to the side & rear elevations, 2 large built-in wardrobes, 2 radiators, fitted carpet and door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 2.4m x 1.8m (max)

With white suite comprising large walk-in shower, wash basin set in a vanity unit, WC, heated towel rail, tiled walls, electric underfloor heating and tiled flooring.



## APARTMENT

The luxurious Apartment is located above the Garage and has its own private access via an enclosed garden, with main door to the side leading through to the entrance Hallway with storage cupboard, window to the rear elevation and carpeted stairs leading up to the modern accommodation.

The open-plan Lounge, Kitchen, Diner to the front of the Apartment presents the most beautiful views over Loch Sunart captured through floor to ceiling windows and wooden flooring.

The spacious Bedroom has a king-size bed and has 2 Velux windows to the side elevations, radiator and wooden flooring.

The modern Bathroom has a white suite comprising bath with shower over, wash basin set in a vanity unit, WC, heated towel rail, Velux window to the side elevation and tiled flooring.

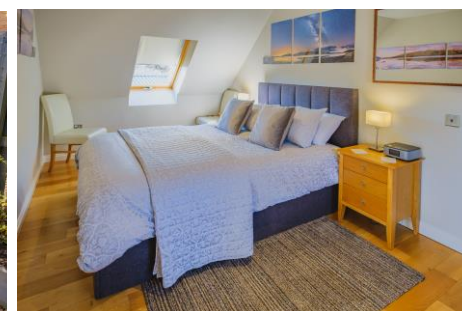
The Apartment/Garage is serviced by its own oil fired combi boiler.

## GARAGE/WORKSHOP 9m x 6.5m

Fully lined & insulated with double up & over doors, further single door to the side, windows to each side elevations, large storage cupboard, utility area with water & plumbing, heating, power, lighting, 2 radiators & concrete flooring. There is also an 7 kw electric vehicle charger. The garage may offer further development potential (subject to relevant planning consents).

## OFFICE/STUDIO CHALET 7m x 4m

With a composite decking area to the front and steps leading up to the Chalet. Double patio doors to the front elevation with windows to the front and further windows to each side elevation. Wood burning stove. The Chalet is currently used as an art studio, but may offer further development potential for letting purposes (subject to relevant planning consents).

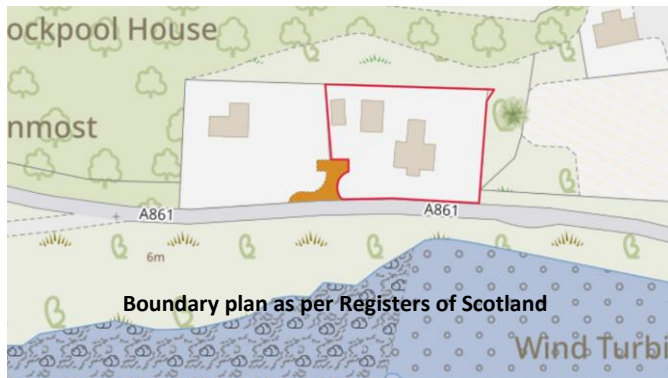


## GARDEN

The well-maintained garden surrounds the property and extends to approximately 0.52 acres and sits within the Sunart Oakwoods. The garden has the most incredible views over Loch Sunart, with views from every angle. The front garden is laid partly with grass and partly with gravel. There is a privacy timber fence & gates leading to the rear garden. The rear garden is laid partly with grass and partly with gravel and provides various areas including a lovely patio area perfect for dining alfresco, raised vegetable/planting area, relaxing shaded seating area, greenhouse and 2 timber sheds. The gravelled driveway provides ample parking for multiple vehicles for the main house and further parking for the Apartment.

## 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.



# Rockpool House, Resipole



*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. Oil fired central heating. LPG for gas hob. Private UV lamped & filtered water supply. Drainage to a private septic tank. Fibre optic broadband and EV charger.

**Council Tax:** Band G    **EPC Rating:** C77

**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. Rockpool House is the 5th property on the right hand side and can be identified by the house sign in the front garden.

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](http://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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