



Carinbrook

Banavie, Fort William, PH33 7LX

Guide Price £475,000

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PROPERTY

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Carinbrook is a substantial detached Villa set in a stunning elevated position with breathtaking panoramic views of Ben Nevis, Nevis Range and the surrounding countryside & within easy walking distance of the famous Neptune's Staircase. With generous well-maintained garden (approx. 0.78 acres), detached Garage & Summer House, it would make a wonderful family home with business potential.

Special attention is drawn to the following :-

Key Features

- Impressive & spacious detached Villa
- Views towards Ben Nevis & Nevis Range
- Porch, Hallway, Lounge, Sitting Room
- Dining Room, Kitchen, Vestibule, Utility Room
- Bathroom, 2 En Suite ground floor Bedrooms
- Upper Landing, 4 further En Suite Bedrooms
- Excellent storage throughout including Loft
- Oil fired central heating & solar panels
- Sizable well-maintained private garden
- Workshop, Greenhouse and Polytunnel
- Detached garage with power & lighting
- Summer House with power & lighting
- Private tarmac driveway & Car Port
- Ample parking for multiple vehicles
- Superb family home
- B&B business potential
- Only 10 minutes' commute to Fort William



Carinbrook is a substantial detached Villa set in a stunning elevated position with breathtaking, panoramic views of Ben Nevis, Nevis Range and the surrounding countryside & within easy walking distance of the famous Neptune's Staircase. With generous well-maintained garden (approx. 0.78 acres), detached Garage & Summer House, it would make a wonderful family home with business potential.

The lower accommodation comprises the entrance Porch, Hallway, Lounge, Sitting Room, Dining Room, Kitchen, Vestibule, Utility Room, family Bathroom and 2 Bedrooms both with En Suite Shower Rooms.

The First Floor boasts the bright Upper Landing and 4 Bedrooms all with En Suite Shower Rooms.

In addition to its picturesque location, Carinbrook is positioned to maximize the stunning views of the surrounding countryside. The property benefits from a combination of double & triple glazed windows, uPVC external doors, oil fired central heating. The smoke/fire system is hard wired with the control panel located in the Kitchen area. The feed-in tariff solar panels currently generate an income of approximately £800 per year.

Externally, there is a beautifully maintained, mature garden surrounding the property, the perfect suntrap area to enjoy the amazing views. The tarmac driveway provides ample private parking for multiple vehicles. The garden may offer further development potential (subject to relevant planning consents – planning in principle was granted in 2017 for a detached dwelling, but this application has now expired).

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

APPROACH

Via the sweeping tarmac driveway leading to the front of the property and entrance at the front into the Porch or at the side into the Utility Room.

ENTRANCE PORCH 2m x 1.7m

With 2 panel windows and external door to the front elevation, tiled flooring and door leading to the Hallway.

HALLWAY 7.2m x 3.6m (max)

L-shaped with 2 panel windows and external door to the front elevation, carpeted stairs rising to the first floor, under stairs storage cupboard, radiator, laminate flooring to the front door area, fitted carpet to remaining area and doors leading to the Lounge, Sitting Room, Dining Room, Bathroom and both ground floor Bedrooms.

LOUNGE 5.9m x 5.5m

With picture windows to the front elevation taking full advantage of the magnificent mountain views, attractive log burning stove, 2 radiators, fitted carpet and doors leading to the Hallway and Dining Room.

SITTING ROOM 4.5m x 4.3m

With picture window to the front elevation with unrestricted mountain views, 2 radiators and fitted carpet.

DINING ROOM 5.6m x 3.7m

With window to the side elevation, radiator, fitted carpet and door leading to the Kitchen.

KITCHEN 3.6m x 3.3m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & double drainer, LPG Stoves Range cooker with extractor hood over, splash backs, window to the rear elevation, vinyl flooring, large walk-in airing cupboard with ceiling pulley, semi open plan to the Vestibule and sliding door leading to the Utility Room.

VESTIBULE 2m x 1.6m

With external door to the rear elevation leading out to the rear garden, space for freestanding fridge/freezer, central heating boiler and quarry tiled flooring.

UTILITY ROOM 3.3m x 1.7m

With base & wall mounted units, complementary work surface over, stainless steel sink, plumbing for dishwasher, plumbing for washing machine, space for tumble dryer, storage cupboard, tiled flooring, window to the side elevation and external door leading out to the Car Port and side garden.



FAMILY BATHROOM 3.3 x 2.9m

With white suite comprising corner bath, shower cubicle, wash basin & WC set in a vanity unit, storage unit, plumbed in heated towel rail, frosted window to the rear elevation, fitted with vinyl flooring to the rear of the room and fitted carpet to remaining area.

BEDROOM ONE 4.5m x 3.6m (max)

With window to the side elevation, radiator, fitted carpet and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.2m x 1.4m

With white suite comprising shower cubicle, wash basin & WC set in a vanity unit, heated towel rail and laminate flooring.

BEDROOM TWO 4.3m x 3.2m (max)

With window to the side elevation, built-in wardrobe with sliding doors, wash basin set in a vanity unit, radiator, fitted carpet and door to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.2m x 0.8m

With white suite comprising shower cubicle, WC, heated towel rail and vinyl flooring.

UPPER LANDING 7.1m x 2.3m

With window to the front elevation with large storage cupboards below, 2 further storage cupboards, radiator, fitted carpet and doors leading to all upper-level Bedrooms.

BEDROOM THREE 4.5m x 3.4m

With window to the side elevation, fitted wardrobe, radiator, fitted carpet and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.8m x 1.7m

With white suite comprising large shower cubicle, wash basin & WC set in a vanity unit, built-in storage cupboard with shelving, heated towel rail, frosted window to the rear elevation and vinyl flooring

BEDROOM FOUR 4.5m x 3.4m (max)

With window to the side elevation, radiator, fitted wardrobe, eaves storage, fitted carpet and door leading to the En Suite Shower Room.



EN SUITE SHOWER ROOM 2.1m x 2m

With white suite comprising shower cubicle, wash basin set in a vanity unit, WC, heated towel rail, window to the front elevation and vinyl flooring.

BEDROOM FIVE 4m x 2.7m

With window to the front elevation, radiator, fitted carpet and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.4m x 1.3m

With white suite comprising shower cubicle wash basin with vanity unit, WC, heated towel rail and vinyl flooring.

BEDROOM SIX 5.5m x 4.5m (max)

With window to the side elevation, triple built-in wardrobe with sliding mirrored doors, radiator, fitted carpet and semi-open to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.7m x 2.1m

With white suite comprising shower cubicle, wash basin set in a vanity unit, WC, radiator, the floor is partly laid with vinyl and partly laid with carpet.

GARDEN

The extensive well-maintained mature garden grounds surround the property offering unrestricted mountain and countryside views. The garden is 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 and is planted with mature trees, shrubs, bushes, vegetables & fruit bushes/tree. The side garden houses a timber workshop/shed, Greenhouse & Polytunnel.

SUMMERHOUSE 5m x 5m

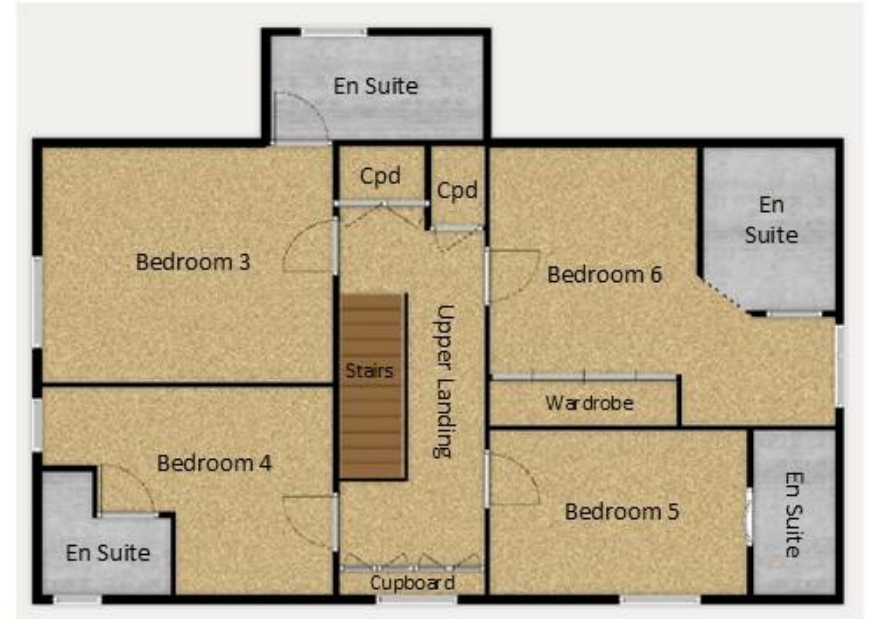
With timber decking and steps leading to the front of the Summerhouse, power and lighting (no water or drainage).

DETACHED DOUBLE GARAGE 6.2m x 5.3m

With up & over door to the front elevation, single door to the side elevation, power, lighting and concrete flooring.



Carinbrook, 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 & drainage.

Council Tax: G **EPC Rating:** E53

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.

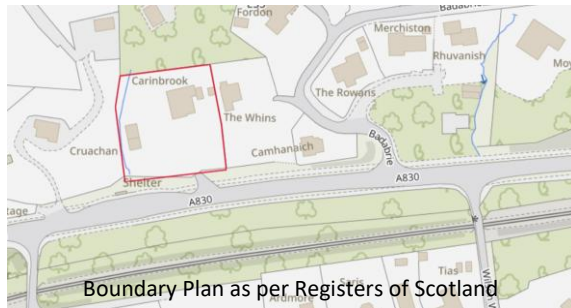
Home Report: A copy is available through the selling Agent.

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.

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.



Boundary Plan as per Registers of Scotland

DIRECTIONS

Travel from Fort William towards Mallaig on A830. Continue straight ahead towards the Caledonian Canal for approx. ½ mile, continue ahead over the level crossing for another ½ mile. Immediately after the turning for Badabrie, Carinbrook is located on the right-hand side and can easily be identified by the for-sale sign. Please drive up the driveway to the property.

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.



Fiuran

PROPERTY

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Nearby Caledonian Canal
Ben Nevis & surrounding countryside

