

# GORTEN, 13 ANAHEILT, STRONTIAN, ARDNAMURCHAN PENINSULA



**mcintyre & co**  
*Solicitors & Estate Agents*



Charming, detached cottage with garden grounds set in approx. 1.35ha to include surrounding croftland

Full planning permission to extend the cottage obtained in Sept 2022

Picturesque and elevated position with superb mountain and hillside views

Lounge-Diner / Kitchen / Superb modern Bathroom / One Bedroom

New bathroom with under floor heating, internal cottage style doors and deer fence in 2022

Decking and Patio area

Village amenities within walking distance to include Restaurant/Bar

Tenure is Freehold / Tax Band B / EPR E-46

**OFFER OVER:**  
**£225,000**

## DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring Gorten, 13 Anaheilt, Strontian to the market. This charming, detached cottage with garden grounds is set in approximately 1.35ha of picturesque croftland.

There is full planning permission to extend the cottage accommodation, details will be made available for any prospective buyer.

The property currently spans approx. 35sq m and enjoys an exceptional, elevated position within Anaheilt and boasts fabulous mountain and hillsides views.

In addition to its lovely surroundings and charm Gorten benefits from double glazing, a super modern bathroom installed in 2022 complete with underfloor heating, traditional cottage style Oak internal doors also installed in 2022 and is neutrally decorated throughout to a good standard.

The long access driveway will be the ownership of the next purchaser. There will be a partial right of access in the title for the owners of the nearby land (to the right of the driveway) also available for sale under separate listing.

The cottage is connected to mains water, mains electric with electric heating and drainage is to a private septic tank. This delightful cottage is nestled into the hillside and is surrounded by croftland.

Opposite the entrance to the cottage is a lovely riverside walk that takes just 10 minutes to get to the village of Strontian where there is a vibrant and active community and essential amenities.

Tenure is Freehold / Tax Band B / EPR E-46

## DIRECTIONS: 13 ANAHEILT, STRONTIAN, PH36 4JA

From Fort William head South, until reaching the Corran Ferry (approx 8 miles). Take the ferry to Ardgour and turn left, continue until reaching signs for Strontian pass through the village crossing over the River Bridge. Turn immediately right signed posted for Polloch. Proceed until reaching the small church on your right and Gorten is immediately opposite on the left.

## LOCATION/AMENITIES

The picturesque village of Strontian is situated along the A861, it is the main village in Sunart and lies on the north shore of Loch Sunart, close to the head of the Loch. Surrounded by some of the most breath-taking scenery in Scotland, Strontian is a perfect location for exploring the amazing landscape of the Ardnamurchan Peninsula.

The village has a good reputation as a holiday destination as there is a diverse range of activities available including mountain biking, fishing, an abundance of wildlife as well as mountain and forest track walks. The village has a range of amenities, including 2 well stocked local shops, hotels, post office, doctor's surgery, churches, primary school and secondary school. There is a bus service into Fort William.

Fort William is the nearest town which is approximately 20 miles away and is the main district town of Lochaber, known as the "Outdoor Capital of the UK". It is popular with those who enjoy stunning scenery, wildlife, walking and outdoor pursuits. There is a variety of shops, hotels and restaurants, tourist information centre, museum, library, there is a bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as the over night sleeper to London.



VIEWS FROM THE CROFTLAND

Accommodation: Kitchen-Diner, Lounge, Bedroom and Bathroom.

**KITCHEN-DINER 3.39m x 2.72m (11'01 x 8'11)**

Front facing with triple windows that affords the room with plenty of natural daylight and give lovely hillside and croftland views. There is a variety of wall, drawer and base units. Wood effect Vinyl flooring.



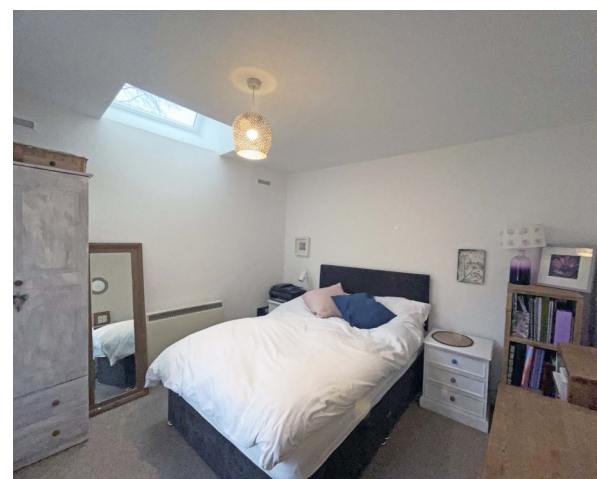
**LOUNGE 3.62m x 3.29m (11'10 x 10'09)**

Typical cottage style lounge that is warm and cosy with feature fireplace that has a free standing electric fire. The window has a deep sill that forms an ideal display shelf.



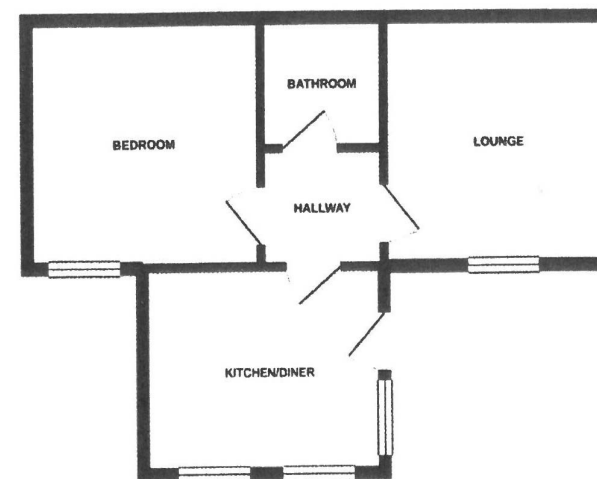
**BEDROOM 3.25m x 3.14m (11'03 x 10'07)**

Front facing room with Velux style window, quality carpet flooring. Hatch to loft.



**BATHROOM 1.70m x 1.70m (5'06 x 5'06)**

Beautiful modern bathroom installed in 2022. Comprising of bath with rainfall shower and side screen, W.C, Wash Hand Basin with stone effect sink on teak pedestal. Heated Towel Rail. Co-ordinated wall and floor tiles. Velux style window. Underfloor heating.



## EXTERNALLY:

The cottage sits in an elevated woodland position enjoying fabulous mountain views with Loch Sunart in the distance. A long tarmac drive provides access to the cottage and its surrounding garden grounds. There will be a legal right of vehicular and pedestrian access to the cottage through the surrounding croftland.

The best views are from the front of the cottage where there is parking for 2 vehicles and enclosed gated access to the garden patio and decking area.

The outside area is mainly grass with a variety of woodland trees. It should be noted that a tree surgeon has inspected trees within the garden grounds, removed three and confirmed stability of those remaining.

A deer fence was erected in 2022 and bounds the sides and front of the property.



McIntyre & Company,  
38 High Street, Fort William,  
PH33 6AT

Tel: 01397 703231

Fax: 01397 705070

E-mail: [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com)

Website: [www.solicitors-scotland.com](http://www.solicitors-scotland.com)

These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon. Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.

Please note the new EU Data Regulations will come into force on 25th May 2018. Our firm's new privacy policy can be accessed from our website: <http://www.solicitors-scotland.com>. For more information on how we protect and use your data, as well as your rights as a data subject, please contact our offices either by e-mail: [law@solicitors-scotland.com](mailto:law@solicitors-scotland.com) or telephone: 01397 703231.

[ARE YOU LOOKING FOR PROPERTY FOR SALE IN FORT WILLIAM ?](#)

Check out our website [www.solicitors-scotland.com](http://www.solicitors-scotland.com)



## SOCIAL MEDIA:



Search for McIntyre & Company on Google and give us a review. Search for our business, click the "write a review" button or link. Write your review and publish your review.



@McIntyreandCoFW



@mcintyreandcompanyfortwilliam



@mcintyreandcompany