

SHOP HOUSE, CLOVULLIN, ARDGOUR



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Solicitors & Estate Agents



Spacious mid-terrace house in croftland setting

Picturesque location with lovely views over Loch Linnhe and the surrounding hillside

Lounge with feature solid fuel stove

Dining room or 4th bedroom / Kitchen

Ground floor and first floor Shower rooms

Three Bedrooms one ground floor

Double glazing / LPG heating system

Off road parking for multiple vehicles / Garden to front and rear

Village amenities nearby to include shop/restaurant/bars

Tenure is Freehold / Tax Band E / EPC E-50

GUIDE PRICE

£250,000

DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring The Shop House to the market. The property was built around 1900 and spans approx. 135sq m and enjoys a pretty setting in the tranquil community of Clovullin on the Ardgour Peninsula.

There is generous living accommodation that is currently set up as three bedrooms and a dining room. Due to the room sizes and layout the dining room could be utilized as a 4th bedroom if desired. This is a well presented and spacious mid-terrace house with a garden to the front and rear.

In addition to its beautiful surroundings the property benefits from a large inner hallway with useable space, excellent storage, an LPG gas heating system supplemented by a solid fuel stove in the lounge, double glazing, predominantly carpet flooring, neutral décor through-out and ample off road parking for multiple vehicles.

The property is connected to mains water, mains electric and has a private septic tank. Tenure is Freehold, Tax Band is E and the Energy Performance Rating of E-50.

This is a great family home that also lends itself to a holiday retreat with letting potential.

It should be noted that any appliances have not and will not be tested and are sold as seen.

DIRECTIONS: Shop House, Clovullin, Ardgour, PH33 7AB

From Fort William head South on the A82 until reaching the Corran Ferry (approximately 8 miles) Take the ferry to Ardgour and turn left, continue until reaching signs for Clovullin, take the track road until reaching the Recycling Centre/Village Hall on the right. The Shop House is the first property after the Village Hall on the right and is set back from the road. There is gated access to the house alongside the former shop/petrol station.

LOCATION/AMENITIES

The village of Ardgour is situated across the Corran Ferry, a semi-rural location yet only a 15 minute drive from the amenities of Fort William. The community of Clovullin is approx. 1 mile from Ardgour, it is a picturesque setting surrounded by Woodland Trees, Mountain and Hillside views including views towards the North Shores of Loch Linnhe.

Ardgour is split between the community above the ferry at North Corran and the traditional crofting village of Clovullin. Besides the unspoilt beauty and natural landscape there is a wealth of activities and sights to enjoy nearby including pony trekking, fishing, kayaking, wildlife and some lovely walks among the woodlands of Ardgour Estate.

Some of the nearby amenities include a primary school with the secondary school at nearby Strontian, public house, petrol station, well stocked community shop, restaurant, hotel with bar and a Nomad café/takeaway.

The nearest town is Fort William which is known and celebrated as the outdoor capital of the UK. The town is a popular tourist destination that has a wide variety of tourist attractions including the locks at Corpach Basin on the Caledonian Canal which make ideal walking opportunities on the Great Glen Way, Ben Nevis and Glen Nevis. There is a variety of shops, hotels and restaurants, tourist information centre, museum, library, bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London.

Accommodation comprises:

Ground Floor: Entrance Porch, Inner Hallway, Lounge, Kitchen, Bedroom, Shower room, Dining Room/4th Bedroom.

First Floor:

Shower Room and Two bedrooms

PORCH 1.34m x 1.24m (4'04" x 4')

Tile flooring. Further lockable door provides access into the hallway.

LOUNGE 4.95m x 4.91m (16'02 x 16'01")

Bright & spacious with large bay window that affords the room with plenty of natural daylight. Feature solid fuel stove on tiled hearth. Wall lights.

KITCHEN 4.05m x 3.22m (13'03 x 10'06")

Rear facing with views towards Loch Linnhe and the surrounding hillside.

DINING ROOM/4th BEDROOM 3.44m x 2.93m (11'03 x 9'07")

Rear facing with sliding patio doors that provide access to the garden.

BEDROOM 4.96m x 3.82m (16'03" x 12'06")

Spacious room currently set up as an office.

SHOWER ROOM (G.F) 2.55m x 2.36m (8'04" x 7'09")

Large walk-in shower cubicle, W.C, wash hand basin with vanity unit below.

FIRST FLOOR:

SHOWER ROOM 2.09m x 1.63 (6'10" x 5'04")

Shower cubicle, W.C, wash hand basin with vanity unit below.

BEDROOM 6.21m x 3.31m (20'04" x 10'10")

Dual windows providing fabulous loch and hillside views. Storage into eaves. Recess with hanging rail and shelf. Recessed shelving.

BEDROOM 5.92m x 3.93m (19'04" x 12'10")

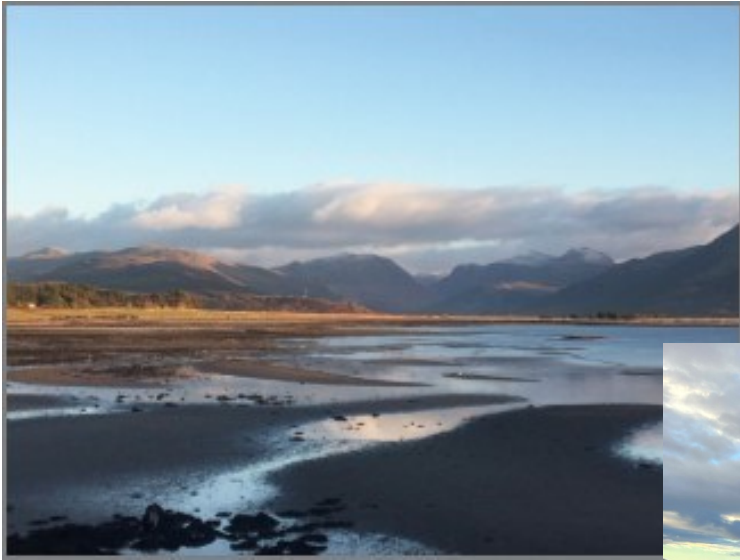
Another bright and spacious room with fabulous loch and hillside views. Storage into eaves.



EXTERNALLY:

A high hedge provides privacy and marks the front boundary. There is pedestrian and vehicular gated access onto the property that has multiple parking on the gravelled frontage.

The rear garden is accessed from the dining room where there is a patio and seating area, an ideal spot to sit and enjoy the beautiful surrounding and views towards Loch Linnhe. There is a variety of shrubs, plants and flowers, raised planter beds, a timber shed and an outside tap.



Nearby shores of Loch Linnhe



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