



DOLPHIN COTTAGE | CAMAS INAS | ACHARACLE | PH36 4JQ



GUIDE PRICE: £399,000

Dolphin Cottage forms a most desirable detached cedar log property which lies in a stunning, southerly facing location on the shore of Loch Sunart, in the hamlet of Camas Inas on the Ardnamurchan peninsula. The property enjoys far reaching views across the loch to the Morvern Hills and benefits from direct access to the loch. The property was constructed from substantial British Columbian cedar logs and architecturally designed to capitalise on its location with picture windows and patio doors leading to a raised, lochside decking area. The semi open-plan living area, vaulted ceilings with exposed wooden beams and zoned underfloor heating with flag stone flooring throughout, are all most attractive features. This enviable location in the heart of the West Coast would make Dolphin Cottage a superb family home, idyllic holiday retreat or indeed an ideal self-catering opportunity in an extremely buoyant holiday rental market. The current owners have also indicated that they maybe willing to include the furniture subject to negotiation.

The Ardnamurchan peninsula is rich in history and a haven for wildlife lovers, walkers, climbers, water sports enthusiasts and those who enjoy a natural, unspoilt environment. The area boasts some of the most spectacular scenery in the Highlands and a diverse mix of wildlife. Local facilities, including a hotel and village shop, can be found in the nearby village of Salen (4 miles distant), whilst the nearby village of Acharacle supports an active community and offers the usual village amenities complete with a hotel, post office, tearoom and village store. In addition, there is a doctors' surgery, several churches and a well-respected local primary school. There is a secondary school in the village of Strontian.

- Stunning Detached Cedar Property
- Idyllic Lochside Location with Spectacular Views
- In Excellent Order
- Lounge, Dining & Sitting Area
- Kitchen
- Utility & Cloakroom
- 3 Bedrooms (Master En-Suite)
- Family Bathroom
- Double Glazing
- Underfloor Heating & Oil Fired Stanley Range Stove
- Spacious Garden with Garage/Boathouse
- EPC Rating: E 42

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Accommodation

Entrance Hallway

With glazed front door. Open to lounge, dining & sitting area. Doors to bedrooms and bathroom.

Lounge, Dining & Sitting Area 7.8m x 6.2m

With vaulted ceilings and feature beams. With triple aspect windows to views. Patio doors to decking area. Multi-fuel stove set on slate hearth. Hulsta wall and floor units. Archway to kitchen. Door to bedroom.

Kitchen 2.9m x 2.7m

With window to side. Fitted with cream shaker style kitchen units, offset with wood effect work surfaces. Stanley oil fired range stove. Sink unit. Tiled splashback. Plumbing for dish-washer. Archway to utility area.

Utility Area 3.8m x 1.4m

With window to side. Fitted with cream shaker style kitchen units, offset with wood effect work surfaces. Stainless steel sink unit. Plumbing for washing machine. Doors to cloakroom and internal garage/boathouse.

Cloakroom 1.7m x 1.0m

Fitted with cream coloured suite of WC and wash hand basin.

Integral Garage/Boathouse 6.3m x 5.2m

With electric roller door. Double wooden doors. Windows to side and rear. Wall units. Light and power.

Bedroom 3.7m x 3.5m

With window to side. Two fitted cupboards.

Bedroom 3.6m x 3.0m

With vaulted ceiling. Window to view.

Master Bedroom 4.5m x 4.2m

With patio doors to decking area. Window to side. Fitted cupboard. Door to en-suite shower room.

En-Suite Shower Room 3.4m x 1.9m

With window to rear. Fitted with cream coloured suite of WC, wash hand basin and travertine tiled shower cubicle with Mira shower. Heated towel rail. Wall heater.

Bathroom 2.9m x 1.9m

With window to rear. Fitted with cream coloured suite of WC, wash hand basin and bath with Mira shower over. Travertine tiled splashback. Heated towel rail.





Floor Plan

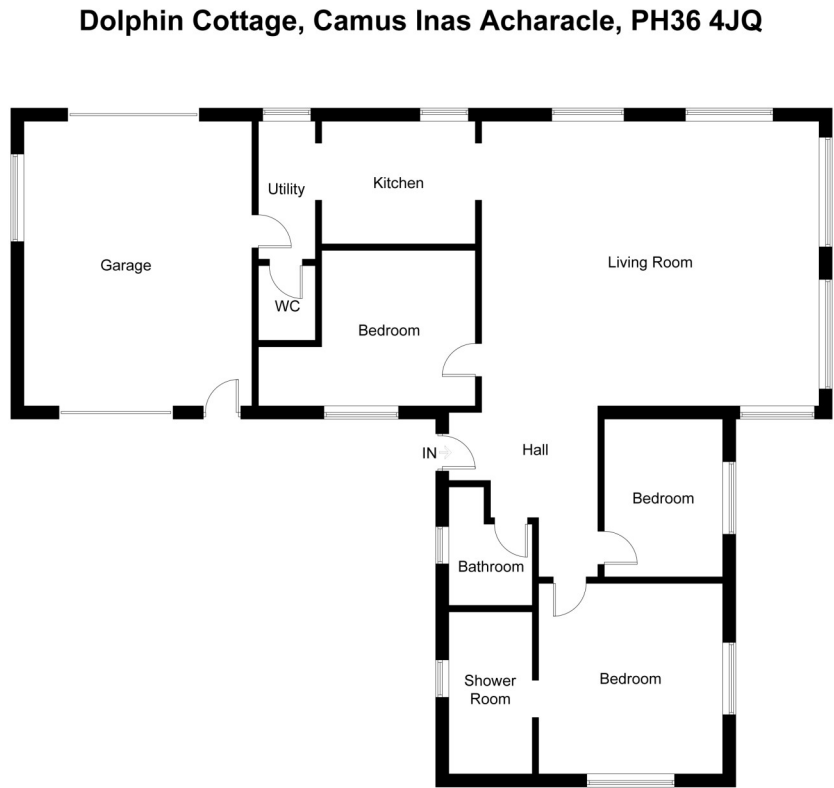
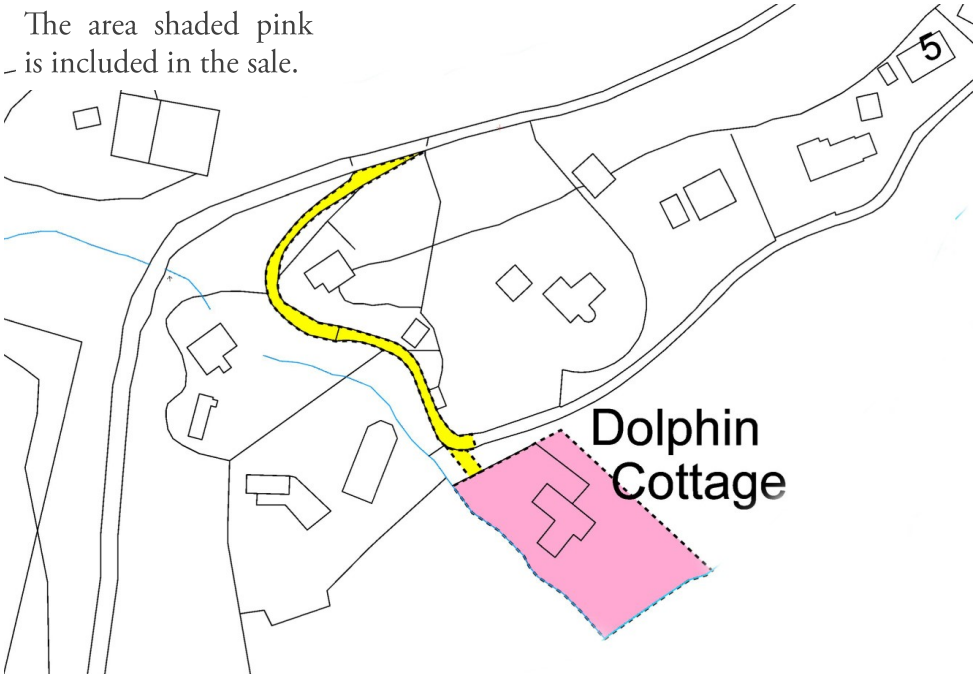


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID709971)

Title Plan



Garden

The property enjoys grounds which are laid to a natural state, offset with mature trees. There is parking to the front of the property and access to the main entrance of the house and garage/boathouse.

Travel Directions

From Fort William travel south on the A82 to the Corran Ferry (regular daily crossings). From Ardgour turn left and proceed on the A861 to Salen. At Salen turn left where signposted Glenborrodale on the B8007. When approaching Camas Inas take the second road into the bay. Dolphin Cottage is located at the end of this road.



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