



MacPhee & Partners



HUNTINGTOWER LODGE | ACHINTORE ROAD | FORT WILLIAM | PH33 6RP



PRICE GUIDE: £650,000

Enjoying a most enviable position on the outskirts of Fort William, with exceptional loch and mountain views, the sale of Huntingtower Lodge offers an exciting opportunity to purchase an impressive, and substantial, detached property with double garage, set in 6 acres of wildlife gardens and woodland. In immaculate order throughout, the property is currently run as a very successful, boutique Bed & Breakfast business and can be sold as a going concern, or indeed, due to the properties size and versatile accommodation, a superb family home.

The accommodation comprises - entrance hallway, spacious loch-view lounge/breakfasting room, large kitchen/diner, cloakroom, three en-suite bedrooms and a sitting room/study, all on the ground floor. The first floor offers a master suite encompassing sitting room, bedroom, shower room and dressing room, plus a galleried landing leading to an en-suite bedroom, further bedroom and a shower room, all immaculately presented.



- Impressive, Substantial Detached Property
- Stunning Panoramic Views over Loch Linnhe
- Super Business Opportunity
- In Immaculate Order Throughout
- Flexible Accommodation
- 6 Acres of Beautiful Grounds
- Detached Double Garage
- EPC Rating: E 46

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Property Description

Situated on a prime, elevated site, on the outskirts of the popular town of Fort William, Huntingtower Lodge forms a most impressive and contemporary boutique Bed & Breakfast. In immaculate order throughout, the current owners have created a highly successful, and profitable, family business. The property has been designed to capitalise on the views, whilst benefiting from double glazing, oil fired central heating and a feature multi-fuel stove in the lounge.

Huntingtower Lodge boasts many impressive features not least the bright and airy accommodation, the bespoke beech and glass staircase, exposed beams, and Canadian maple wooden flooring throughout which are all endearing qualities of this stunning property. The guest rooms in turn are equally striking and offer spacious accommodation with versatile options for potential purchasers, including a master suite and en-suite bedrooms. The property is fitted with a roof mounted solar thermal unit for water heating, and the owners are proud of the green credentials they have created throughout the property and grounds.

Accommodation on the ground floor comprises a spacious entrance hallway, superb lounge/ breakfasting room, large kitchen/diner, cloakroom, sitting room/study and three en-suite bedrooms. The bespoke staircase, ascending from the entrance hallway to the first floor, opens out on to the galleried landing, and leads to a bedroom, an en-suite bedroom, shower room and the suite – lounge, bedroom, shower room and dressing room.

In addition to the property, there is around 6 acres of land included in the sale. The area surrounding the property has been landscaped to provide parking, a vegetable garden, lawns and a wildflower garden, full of colour and interest. There is also a detached double garage with power, a useful utility/laundry/drying room and a greenhouse. The remaining land is located to the rear of the property (as shown on the title plan), with pathways leading to seating areas, a wildlife pond and the area of the woodland designated a Site of Special Scientific Interest (SSSI). There is also a burn running down through the woodland which tumbles over a waterfall before running through the garden and out into Loch Linnhe.

Location

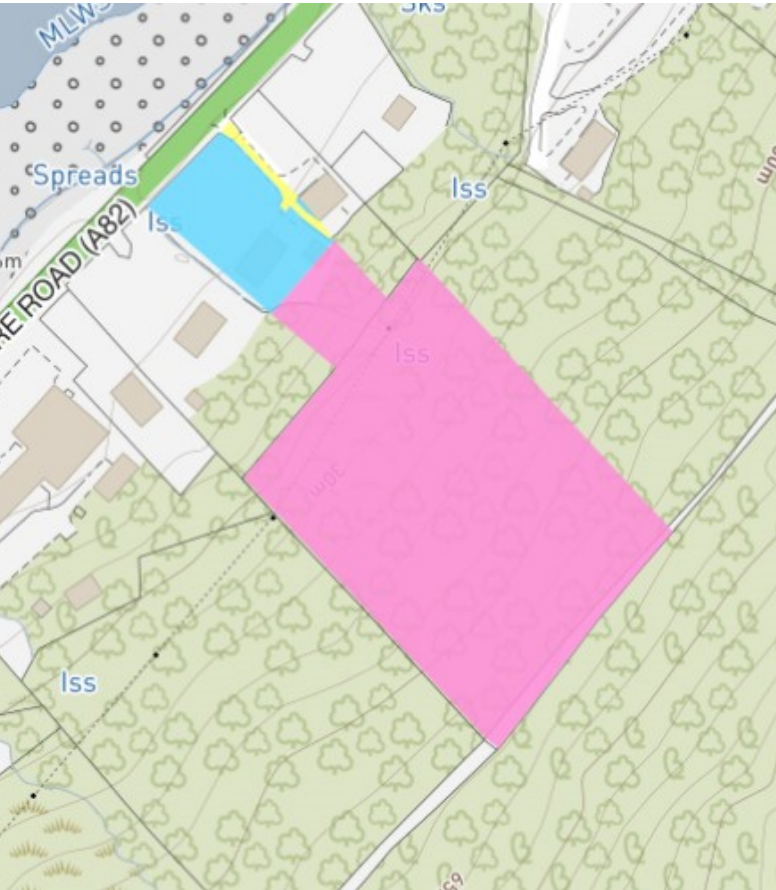
Ideally located just outside Fort William, the property is well placed to take advantage of all the amenities the area has to offer. Locally, Fort William offers shops, supermarkets, restaurants, railway & bus station, cinema, museum, and a range of professional services as well as nurseries, primary schools, and a secondary school. The area also boasts a huge range of sporting and recreational activities and is known as “The Outdoor Capital of the UK”. The loch directly in front of the property provides a fantastic and interesting waterway with pleasure crafts, sailing boats, ships passing by and the chance to spot otters, seals and dolphins.







Title Plan
The areas shaded blue and pink are included in the sale.
The area shaded yellow shows the access road.



Travel Directions
From the West End roundabout in Fort William, travel south on the A82 for 2 miles. The property is located on the left side, clearly signposted.

Floor Plan



Accommodation

- Ground Level**
Entrance Hallway 4.4m x 3.4m
Sitting Room/Study 4.1m x 2.8m
Cloakroom 1.6m x 1.2m
Kitchen/Diner 7.8m x 4.8m
Bedroom 4.8m x 4.5m
En-Suite Shower Room 2.6m x 1.0m
Lounge 7.2m x 5.3m
Bedroom 6.5m x 6.4m
En-Suite Shower Room 2.8m x 1.4m
Bedroom 5.0m x 4.3m
En-Suite Shower Room 2.6m x 1.4m
Utility/Laundry Room 6.3m x 3.2m

- Upper Level**
Master Suite:
Lounge 6.3m x 3.8m
Bedroom 6.4m x 2.9m
Shower Room 3.0m x 1.9m
Dressing Room 3.1m x 1.9m

- Bedroom 4.6m x 4.2m
Bedroom 8.4m x 5.3m
En-Suite Shower Room 2.7m x 2.5m
Shower Room 3.1m x 2.3m

Garage 7.8m x 7.6m

VIEWINGS STRICTLY BY APPOINTMENT



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