



CAMUS CIARAIN | GLENANCROSS | MORAR | PH40 4PL

OFFERS OVER: £498,000



Occupying a prime elevated position in the coastal settlement of Glenancross, halfway between Arisaig and Morar, and a short drive away from the busy ferry port of Mallaig, Camus Ciarain forms a most impressive detached villa, set in generous grounds of just over one acre. Situated a short walk from the famous breathtaking white sands of Camusdarach, it also has expansive views of the mountains to the east and the Inner Hebrides, and Skye to the west. The property is in excellent order, well presented, and benefits from double glazing and oil fired central heating. This unique sale offers an exciting lifestyle opportunity, and provides a fantastic family home, plus a detached artist's Studio, or home office, which (subject to the necessary consents), has the potential to be converted to a further dwelling. There is also a timber large workshop included in the sale. Please note, a further 2.6 acres of land, including an animal shelter, is available to the purchaser at separate negotiation.

Camus Ciarain, at Glenancross is located 5 miles from Arisaig, which has an hotel, shop with Post Office, yacht moorings and a boatyard. On the B8008 coast road is Traigh Golf Course, with its reputation as one of the most scenic golf courses in the world. The village of Morar is 2 miles away and has an hotel and a garage. Both have rail stations on the Mallaig to Fort William line. Mallaig is a busy ferry and fishing port, with a popular marina. It has a Primary, and Gaelic Medium school, High School, GP and Dental services, pharmacy, shops, hotels and restaurants.



- Impressive Detached Villa with Detached Artist's Studio
- Seaside Location only 600 Yards from Camusdarach Beaches
- Views of the Inner Hebrides, Rum, Eigg and the Morar & Knoydart Mountains
- In Excellent Order & Well Presented
- Lounge with Impressive Multi-Fuel Stove
- Open-Plan Sitting, Kitchen & Dining Room
- Utility Room, Family Bathroom & 2 Shower Rooms
- 3 Double Bedrooms & Landing/Study Area
- Double Glazing & Oil Fired Central Heating
- Studio - Comprising 3 Areas - Conversion Potential
- Grounds of Around 1.1 Acres (with further land available at Separate Negotiation)
- Timber Workshop
- EPC Rating: C 72

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Accommodation Dimensions

Camus Ciarain

Lounge 6.6m x 5.8m

L-shaped, with fully glazed entrance door, two full length windows to front and window to rear. Stairs to upper level. Feature multi-fuel stove set on tiled slate hearth, with oak overmantle. Built-in cupboard louver doors. Oak flooring. Open to sitting, kitchen and dining room, and doors to rear hallway, bedroom and bathroom.

Open-Plan Sitting, Kitchen & Dining Room 7.6m x 4.2m

With Cathedral style windows to front, and windows to sides. Vaulted wooden ceiling in sitting area. Fitted with Magnet beech kitchen units, offset with oak work surfaces. Freestanding Belling cooker unit, with extractor hood over. Integral fridge. Integral Bosch dishwasher. One-and-a-half bowl stainless steel sink unit. Tiled splashback. Oak flooring. Door to utility room.

Utility Room 2.5m x 1.8m

With window to rear. Fitted with white gloss shaker style kitchen units, offset with oak work surfaces. Stainless steel sink unit. Tiled splashback. Tiled slate flooring. Doors to shower room and rear hallway.

Shower Room 1.8m x 1.7m

With frosted window to rear. Fitted with white suite of WC, wash hand basin and shower cubicle with mains shower. Fully tiled walls and flooring.

Rear Hallway 1.8m x 1.4m

With tiled slate flooring. Doors to rear porch and lounge.

Rear Porch 1.4m x 1.2m

With window to rear. Built-in cupboard with louver doors. Tiled slate flooring. Half frosted glazed UPVC door to rear garden.

Bedroom 4.6m x 4.2m

L-shaped, with windows and door to front. Built-in wardrobes and cupboard with mirrored sliding doors.

Bathroom 2.9m x 1.8m

With frosted window to side. Fitted with white suite of WC, bidet, wash hand basin and bath, with shower attachment over. Fully tiled walls and flooring.

Upper Level

Landing/Study Area 4.4m x 3.1m

L-shaped, with two Velux windows to front and one Velux window to rear. Built-in cupboard housing hot water tank. Doors to bedrooms and shower room.

Bedroom 4.5m x 4.2m

L-shaped, with two Velux windows to front. Built-in wardrobes with mirrored sliding doors.

Shower Room 2.2m x 2.0m

With Velux window to rear. Fitted with white suite of WC, wash hand basin and shower cubicle, with mains shower. Fully tiled walls.

Bedroom 4.4m x 3.6m

L-shaped, with two windows to side. Two built-in wardrobes and cupboards with mirrored sliding doors.

Please note: the fridge/freezer and washing machine in the utility room are included in the sale, however no

guarantees will be given.

The Studio

Kitchen 2.3m x 1.8m

With wooden entrance door. Window to side. Fitted with white kitchen units, offset with granite effect work surfaces. Doors to storage room and studio area.

Storage Room 2.5m x 1.8m

With window to side. This room benefits from plumbing and could be converted to a bathroom/shower room.

Studio Area 5.8m x 4.7m

With Cathedral style windows to side, window and door to rear. Wooden vaulted ceiling and feature beam.

Grounds

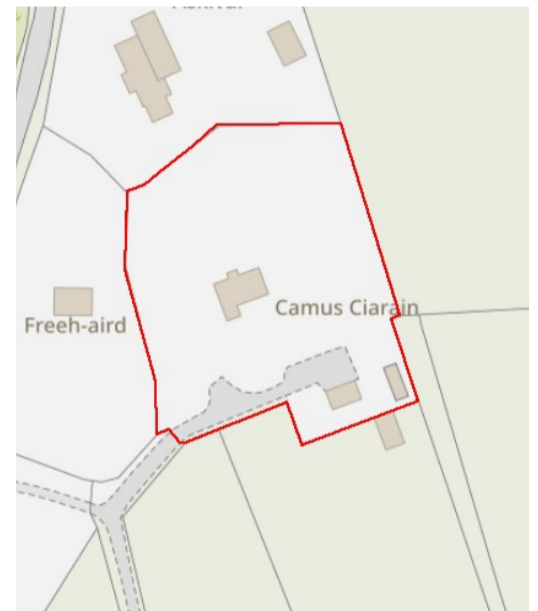
The property is situated on generous grounds, equating to around 1.1 acres and is approached by a private gravelled driveway, leading to both the main house and the studio, providing ample parking. The garden grounds are laid to a mixture of well manicured lawn and their natural state, offset with native heathers, mature trees, shrubs, bushes and seasonal planting. The property is surrounded by a gravel pathway for ease of maintenance, whilst an attractive paved patio features to the front, with direct access also available from the lower bedroom. A ramped curving paved pathway leads to the rear porch and raised decking area, and a mown pathway leads up to an elevated seating area, taking in the best of the views. A garden shed and wood store are included in the sale. Further land equating to around 2.6 acres, including an animal shelter, is available to the purchaser at separate negotiation.





Travel Directions

Travelling from Fort William, turn left on to the A830 "Road to the Isles" to Mallaig. Continue on this road for 39 miles, turning left where signposted Camusdarach and Tougal, B8008. Follow this road for approximately 1.3 miles. Glenancross is located on the left just after Camusdarach beach car park, turn left signposted Glenancross Road. Continue ahead, passing the two new wooden cottages and metal garage, and bear left. Where the road splits, take the road to the left and continue directly up the hill, bearing right and the property is located at the end.

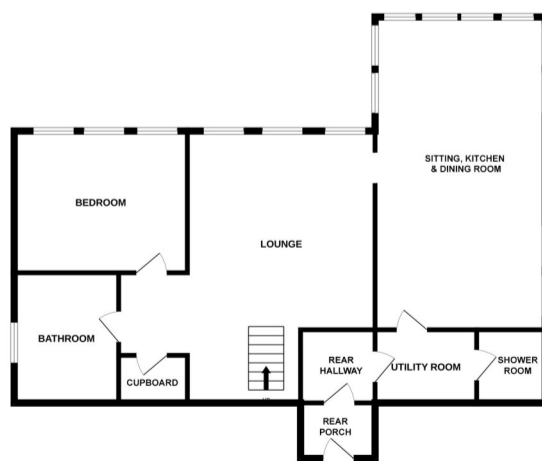


Title Plan

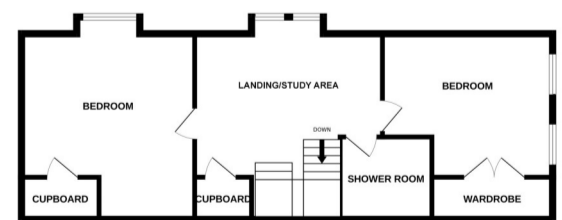
The area outlined red is included in the sale and equates to around 1.1 acres.

Floor Plan

GROUND FLOOR



1ST FLOOR



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. MacPhee & Partners is a trading name of MacPhee & Partners LLP a Limited Liability Partnership registered in Scotland (SO305286) and having its Registered Office at Airds House, An Aird, Fort William, PH33 6BL. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5).