



CROFT 3 | BUNACAIMBE | ARISAIG | PH39 4NT

OFFERS OVER: £650,000

The sale of Croft 3 offers a rare opportunity, to purchase a stunning, detached property with around 5.51 acres of owner occupied croft land, which extends to the waters edge with secluded beach and an agricultural outbuilding, all with breath-taking, uninterrupted views to the Small Isles of Eigg, Muck and Rum. This exceptional and idyllic location is further complemented by the property itself which has been designed to take full advantage of its position, and offers a superb contemporary, energy efficient home. Built to a very high specification, the property benefits from extremely high insulation with the advantage of Solar Thermal, Solar PV with battery storage, triple glazing, a heat recovery system and a ground source heat pump with under floor heating to the ground floor. The sale offers a real lifestyle prospect for the successful purchasers in the sought-after area of Bunacaimbe, a small crofting township located in Arisaig.

In addition to the sale, and at separate negotiation, there is the opportunity to purchase our client's yurt business. Further details are available to seriously interested parties.

Website – croft3arisaig.co.uk

Arisaig is a popular West Coast village, situated on "The Road to the Isles" between Fort William and Mallaig. With its coastal situation, it is an ideal location from which to explore this extremely attractive part of the Highlands and Inner Isles. The village itself has a bustling marina, hotel, restaurants, shop, post office, two churches, primary school, with further facilities available at Mallaig, including a secondary school, and Fort William - to which there is a link by both road and rail.

- Stunning Detached Property with 5.51 Acre Croft
- Coastal Location with Secluded Beach
- Open-Plan Sitting Room, Dining Room & Kitchen Area
- Lounge
- Utility Room & Office
- 4 Double Bedrooms
- 2 Shower Rooms & Bathroom
- Triple Glazing & Ground Source Heating
- Garden with Sauna
- Agricultural Outbuilding
- EPC Rating: A 97

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Accommodation

Entrance Hallway 2.5m x 1.3m

Wooden entrance door with glazed panel. Flagstone flooring. Doors to shower room, utility room and open-plan sitting room, dining room and kitchen.

Shower Room 2.5m x 1.5m

With frosted window to side. Fitted with modern white suite of WC, wash hand basin set on vanity unit and walk-in tiled shower cubicle with mains shower. Tiled splashback. Heated towel rail. Flagstone flooring.

Utility Room 3.0m x 2.0m

With window to front. Fitted with cream coloured kitchen units offset with white coloured worksurfaces. Clothing pulley. Flagstone flooring.

Open-Plan Sitting Room, Dining Room & Kitchen Area 12.1m x 7.0m

With windows to front and side. Patio doors to either side. Open to lounge. With stairs to upper level. Feature vaulted ceiling with exposed beams. Wood burning stove at sitting area with wooden over mantle. Fitted with cream coloured kitchen units offset with slate work surfaces. Wooden breakfast bar. Range cooker with chimney hood over. White sink unit. Tiled splashback. Plumbing for dishwasher. Flagstone flooring. Door to inner hallway.

Lounge 5.7m x 3.5m

With three windows to front. Cream wood burning stove set on slate hearth. Exposed beams. Oak flooring. Patio door to side.

Inner Hallway 4.1m x 1.9m

With three windows to side. Oak flooring. Doors to bedrooms and shower room.

Bedroom 3.4m x 3.3m

With window to side. Oak flooring.

Bedroom 3.4m x 3.3m

With window to side. Oak flooring.

Shower Room 3.9m x 1.9m

With window to side. Fitted with modern white suite of WC, wash hand basin and walk-in tiled shower with mains shower. Heated towel rail. Recessed cupboard. Flagstone flooring.

Upper Level

Landing/Study Area 9.8m x 6.0m

With Velux windows to all sides. Mezzanine overlooking sitting room, dining and kitchen area. Walk-in cupboard. Doors to bedrooms and bathroom.

Bedroom 4.7m x 4.3m

With feature vaulted ceiling. Three cathedral windows to front. Velux window to side. Recessed wardrobe. Recessed cupboard.

Bathroom 3.4m x 2.6m

With two Velux windows to side. Fitted with modern white suite of WC, wash hand basin, free standing bath and walk-in tiled shower with mains shower. Tiled flooring. Tiled splashback. Heated towel rail. Electric under floor heating.

Bedroom 4.3m x 3.9m

With dual aspect windows to side.

External Office

With window to rear. Housing heating pump equipment. Flagstone flooring.

Grounds

The property's garden grounds are laid in the main to lawn, with an area of planting. To the front of the property is a decking area taking in the outstanding views and an external sauna with outdoor shower, ideal for after a cold water swim. A duck path leads down from the garden, through the croft, to the stunning secluded beach.

Agricultural Outbuilding 14.0m x 8.0m

With metal sliding doors. Light and power.

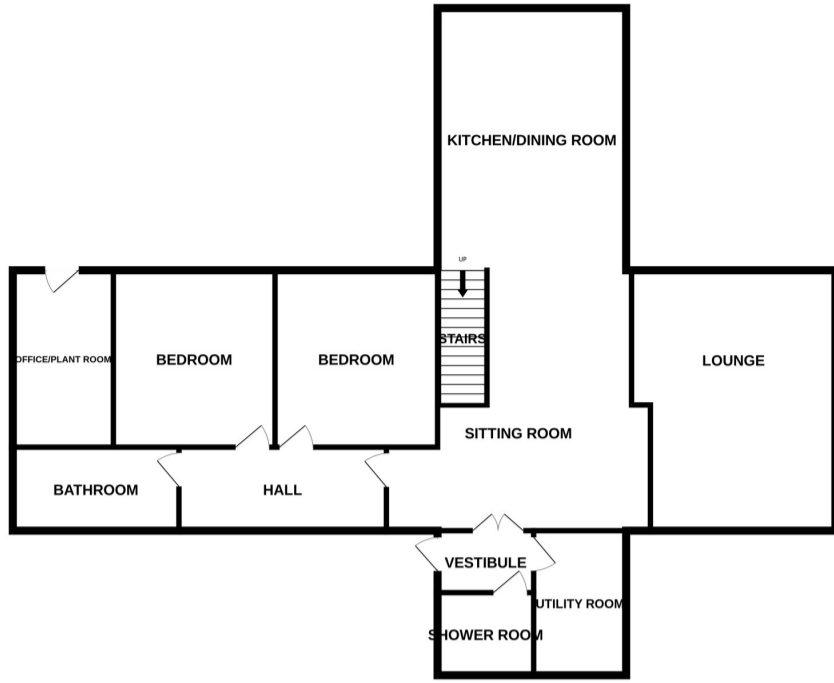
Croft

The whole title is outlined red on the title plan and extends in total to approximately 6.02 acres (2.44 hectares). Areas 1, 2 and 3, coloured green, show the areas which are decrofted and total 0.50 acres (0.21 hectares). The main property is located on the decrofted area. The croft is registered, in the Crofting Register under schedule number C9404. There is also a 4 cow share in the local common grazing. Useful link: www.crofting.scotland.gov.uk

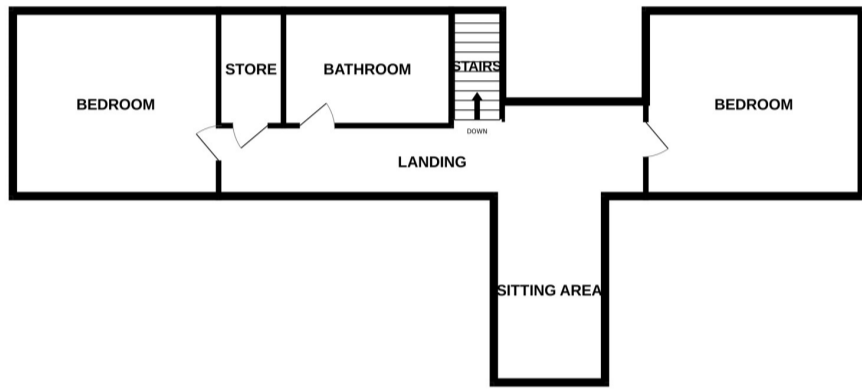


Floor Plan

GROUND FLOOR

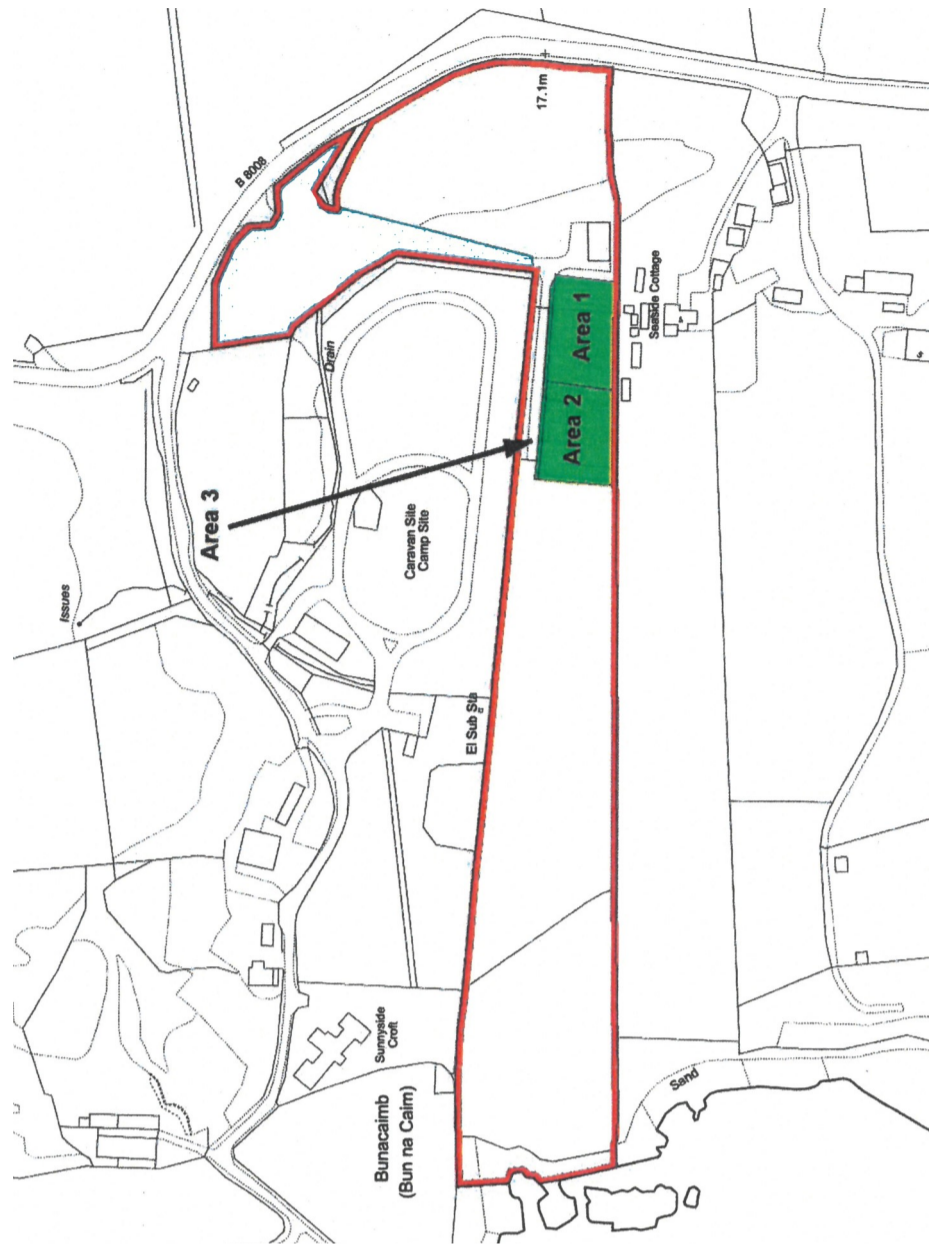


1ST FLOOR



Title Plan

The area outlined red and shaded green is included in the sale and extends in total to around 3.73 acres.



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).