



PIER HOUSE | TIGH PHUIRT | GLENCOE | PH49 4HN



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Enjoying one of the rarest, most superb situations, in majestic Glencoe, with unspoiled panoramic views across Loch Leven to the mountains and countryside beyond, the unique sale of Pier House offers an exceptional, traditional detached dwellinghouse, complete with separate detached cottage, The View, set in generous garden grounds. Upgraded and sympathetically restored in recent years, this 18th Century property boasts stunning traditional features, combined beautifully with modern touches, to create the most exquisite home.

The sale provides a fantastic “lifestyle” opportunity or business venture and will suit a variety of purchasers, in an area renowned for its natural beauty, rugged landscapes and an abundance of wildlife, including otters, seals and a diverse variety of birdlife.

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An Exceptional, Traditional Detached Property and Detached Cottage with Incredible Panoramic Loch & Mountain Views

**Pier House** - Entrance Porch, Entrance Hallway, Lounge with Study, Dining Room, Breakfasting Kitchen with Upper Storage Room, Rear Vestibule, Cloakroom, 4 Bedrooms (all En-Suite) and Hallway Reading Area  
**The View Cottage** - Entrance Vestibule, Open-Plan Lounge/Diner, Kitchen and Decked Balcony, Double Bedroom and Shower Room

Double Glazing & Gas Fired Central Heating . Workshop below the Cottage.  
NO ONWARD CHAIN

**Guide Price: £650,000**

**EPC Rating: E 40**

MacPhee & Partners  
Airds House, An Aird, Fort William, PH33 6BL :: 01397 70 2200  
estateagency@macphee.co.uk :: www.macphee.co.uk



## Property Description

Situated on a prime, rarely available site, with stunning panoramic views over Loch Leven towards the surrounding mountains and countryside, Pier House forms an outstanding detached property with separate cottage in the grounds. Built before 1800, the property is believed to have been built as a salt store for the herring industry and, later, was used as the Free Church & School.

Following significant upgrading and modernisation in recent years, the main house is in immaculate order throughout, beautifully presented and offers spacious and flexible accommodation over two levels. Decorated with modern Farrow & Ball paint, the whole property provides a most tranquil space. The triple aspect, bright lounge boasts an impressive wood burning stove and a superbly fitted study area, leading to the welcoming hallway and large dining room, complete with engineered oak flooring, wood burning stove and original stone wall. All four double bedrooms offer contemporary en-suite shower rooms, while the principal bedroom also includes a loch view bath and dressing room. Benefiting from double glazing and gas fired central heating, delivered from two large MegaFlo cylinders with a pumped return on the hot water circuit, the system provides instant hot water at mains pressure with excellent showers. Wired (Gigabit Cat6) Ethernet is installed throughout the property, with a minimum of two outlets in most rooms (seven in the lounge). Additionally, two wireless access points provide Wi-Fi throughout the house and also a separate guest network should it be required.

In addition to the main house is a detached cottage, The View, comprising an upper semi-open plan living area with raised wooden balcony enjoying the loch views, double bedroom and shower room. The cottage is finished to an excellent standard, is double glazed with gas fired central heating and also has the added benefit of an integral workshop on the ground level. Further images and details can be found on [www.pierhouse-glencoe.scot](http://www.pierhouse-glencoe.scot)

Providing deceptively spacious and flexible accommodation as a whole, the sale offers an exciting opportunity to purchase a large family home with ancillary accommodation or the opportunity to continue running a successful self-catering business or, indeed, a fantastic guest house.

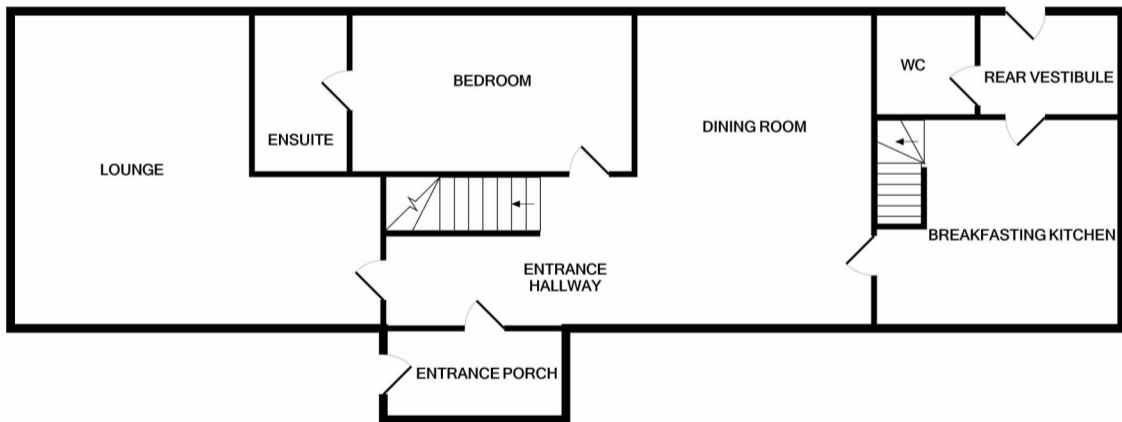
Externally, the property is accessed by a sweeping, tarmac driveway which leads to the main house, providing ample parking to either side. The charming garden grounds to the rear are laid to lawn, offset with mature trees, shrubs, bushes, hedging and seasonal planting. Ever present bird and wildlife directly in front of Pier House include otters, seals, curlew, eider, oystercatcher, sandpiper, herons, whimbrels and goosander.

Located within popular historic Glencoe, the subjects of sale are situated in the quiet Tigh Phuirt area, just a short stroll from both Ballachulish and Glencoe villages, which both offer shops, post office, restaurants, schools, churches etc. With outstanding views across Loch Leven to the surrounding countryside and The Pap of Glencoe, the property is well placed to take advantage of the many leisure and pleasure activities which the area has to offer, namely sailing, fishing, hill-walking, skiing, and biking to name a few. A secondary school with high reputation in place is located in nearby Kinlochleven with further amenities in the principal town of Fort William, 16 miles distant.

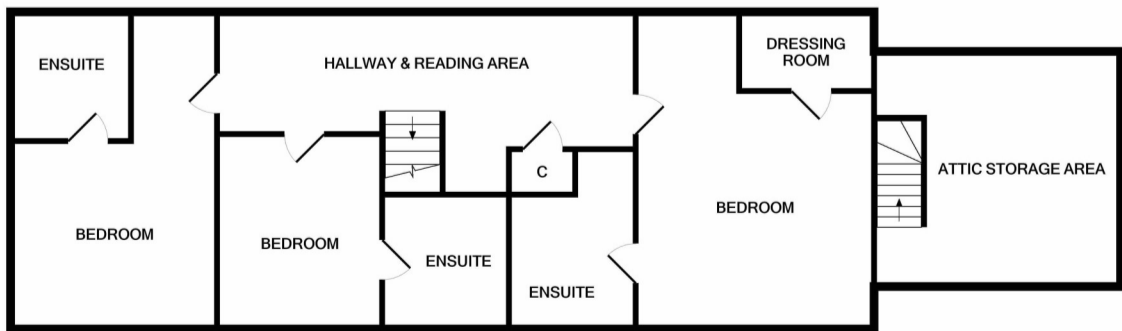




**Pier House**



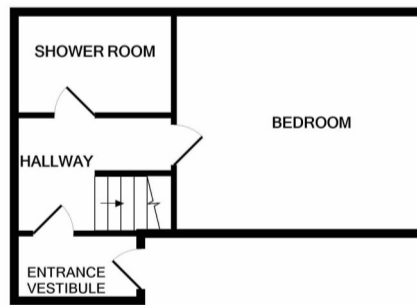
GROUND FLOOR



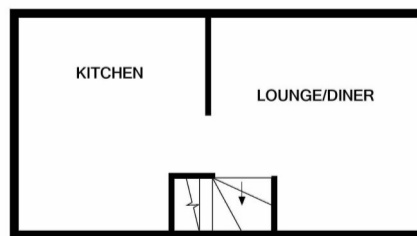
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**The View Cottage**



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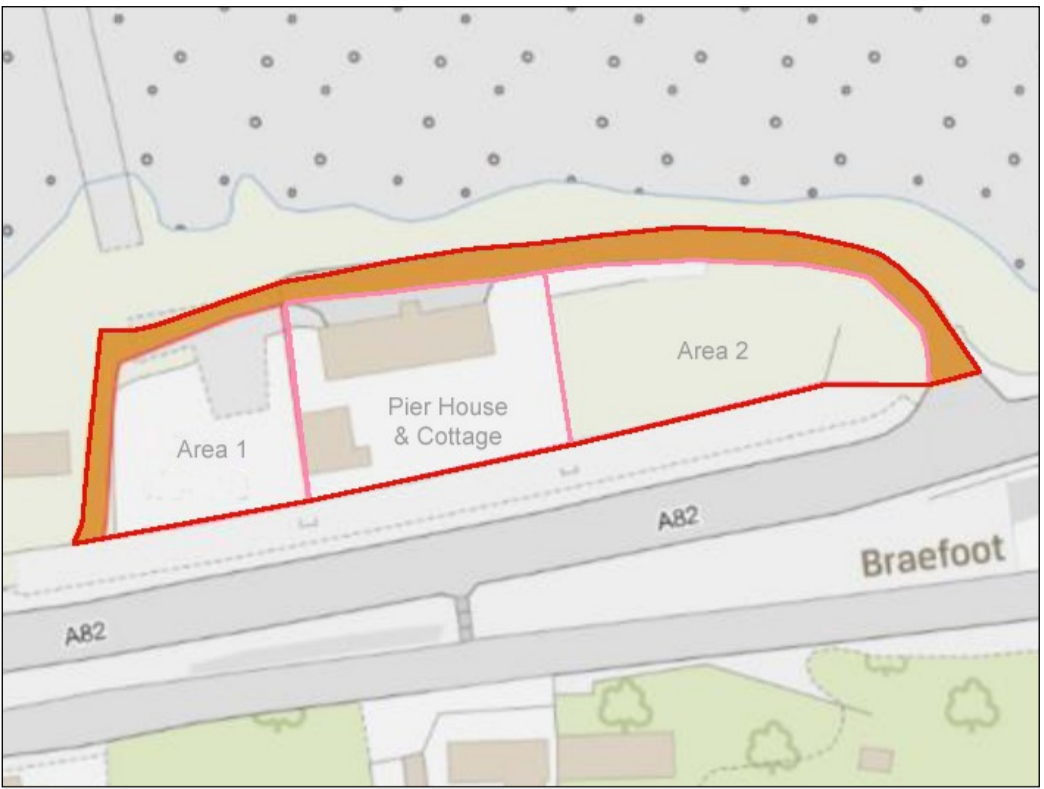
**Accommodation Dimensions**

**Pier House**

- Entrance Porch 3.6m x 1.9m
- Entrance Hallway 4.9m x 2.5m
- Lounge with Study 6.4m x 5.4m
- Dining Room 5.4m x 4.2m
- Breakfasting Kitchen 4.5m x 4.2m
- Upper Storage Room 4.1m x 3.5m
- Rear Vestibule 3.2m x 1.7m
- Cloakroom 1.7m x 0.9m
- Bedroom 5.0m x 2.7m
- En-Suite Shower Room 2.8m x 2.0m
- Upper Level*
- Hallway & Reading Area 8.2m x 3.8m
- Principal Bedroom 5.4m x 3.7m
- En-Suite Shower Room 3.2m x 2.9m
- Dressing Room 2.5m x 1.7m
- Bedroom 3.9m x 2.7m
- En-Suite Shower Room 2.1m x 1.5m
- Bedroom 5.5m x 3.5m
- En-Suite Shower Room 2.2m x 2.1m

**The View Cottage**

- Entrance Vestibule 2.1m x 1.2m
- Hallway 3.3m x 1.9m
- Shower Room 2.7m x 1.5m
- Bedroom 3.5m x 3.4m
- Upper Level*
- Open-Plan Lounge/Diner 4.5m x 3.8m
- Kitchen 3.8m x 2.6m




**Title Plan**

The area for sale is outlined in red. The orange shaded area denotes the driveway which is owned by the seller, however does allow shared access to two other parties, one for the pier and foreshore and one for the ground to the left of Area 1. Please note, Areas 1 & 2 are subject to a development clawback/restriction.

**Travel Directions**

From Fort William, travel south along the A82 for 16 miles, passing Ballachulish and then Glencoe Yacht Club on the left hand side. The gated entrance for Pier House is located next on the left hand side, before the B863 turning for Kinlochleven. Proceed through the gate and the property is located on the left hand side with parking at either side.

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