



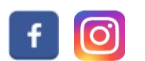
CAMUS NA HA HOUSE | CAMUS NA HA | BY FORT WILLIAM | PH33 7NN

GUIDE PRICE: £485,000

Occupying a superb position, with magnificent views over Loch Eil, Ben Nevis and the surrounding countryside, the sale of Camus Na Ha House offers an exciting opportunity to purchase a superior detached property. In immaculate order both internally and externally, the property has been extended and modernised in recent years, and boasts numerous features such as a spacious, bright and airy lounge with feature AGA multi-fuel stove, picture windows, an impressive dining kitchen with solid wood kitchen and quartz worksurfaces, a sitting room with dual aspect windows, generously sized bedrooms and new, stunning garden room, to name but a few. Built in 1924, the current owners have lavished time and attention on the property creating a stunning family home, however due to the location, the property could also offer a luxury holiday home or premium self-catering let, or indeed, with the rear extension an opportunity to have an independent accommodation unit to the main house.

The property is located in the small community of Camus Na Ha, an area renowned for its wonderful woodland, on the banks of Loch Eil, on the A830 'Road to the Isles', linking Fort William to Mallaig. Camus Na Ha benefits from a remote feel, yet the property is located only 2 miles from the village of Corpach with shops, schooling, church and marina, not to mention the Caledonian Canal. Further facilities are located in Fort William, four miles further south. Lochaber is the 'Outdoor Capital of the UK' where a range of activities are all within easy reach of the property. Skiing on Aonach Mor or Glencoe, golf at Fort William, Spean Bridge or Traigh, and mountain biking, are just some of the outdoor pursuits available in the area. Lochaber is also an ideal base for water sporting pursuits, such as sailing or fishing.

- Superior Detached Property set in Generous Grounds
- Panoramic Views to Loch Eil
- In Immaculate Order & Beautifully Presented
- Lounge with Impressive Multi-Fuel Stove
- Sitting Room/5th Bedroom
- Spacious Dining Kitchen & Utility Room
- Garden Room with Triple Aspect Loch Views
- 4 Double Bedrooms
- Family Bathroom, Cloakroom & Shower Room
- Double Glazing & Oil Fired Central Heating
- Full Fibre Internet Connection (1GBPS Capacity)
- Landscaped Garden Grounds
- Detached Garage, Timber Shed, Greenhouse & Wood Store
- EPC Rating: D 59



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Accommodation Dimensions

Entrance Vestibule 2.2m x 1.0m

Wooden entrance door with glazed panel. With windows to front loch views. Understair cupboard. Wood panelled walling. Tiled flooring. Door to hallway.

Hallway

Stairs to upper level. Doors to lounge, dining kitchen and sitting room/5th bedroom.

Lounge 5.0m x 3.6m

With windows to front loch views and two windows to garden room. Feature fireplace with AGA multi-fuel stove. Picture rail. Built-in cupboard.

Dining Kitchen 8.0m x 3.2m

With window to side. Newly fitted solid wood kitchen units, painted a sage tone, with quartz worksurfaces. Rangemaster range cooker, comprising electric ovens and gas hob, with extractor fan over. Franke double sink with waste disposal. Tiled splashback. Integral dishwasher, fridge/freezer and bin storage. Recessed shelving. Tiled flooring. Doors to garden room and rear hallway. UPVC French doors to side patio area.

Garden Room 4.5m x 4.0m

With triple aspect windows to front loch views. Tiled flooring. Electric panel heaters. UPVC patio door to rear.

Rear Hallway

With walk-in cupboard - housing hot water tank. Laminate flooring. Half wood lined walling. Doors to bedroom, utility room, cloakroom and rear vestibule.

Bedroom 4.8m x 4.1m

French doors to side with glazed side panels. Wooden flooring.

Utility Room 2.9m x 2.8m

L-shaped, with window to rear. Fitted with wood trim kitchen units, offset with wood effect worksurfaces. Stainless steel sink unit. Plumbing for washing machine. Tiled splashback. Laminate flooring. Door to shower room.

Shower Room 1.3m x 1.0m

With wet walled shower cubicle with Mira shower. Laminate flooring. Heat towel rail.

Cloakroom 1.7m x 1.0m

With window to side. Fitted with white suite of WC and wash hand basin. Tiled splashback and flooring.

Rear Vestibule 1.3m x 1.0m

With glazed UPVC door to side. Half wood lined walling. Laminate flooring.

Sitting Room/5th Bedroom 4.1m x 3.7m

With windows to front loch views and side. Feature fireplace. Picture rail. Recessed shelving.

Upper Level

Landing

With windows to loch views at half landing. Hatch to loft—floored with light. Built-in linen cupboard. Doors to bedrooms and family bathroom.

Bedroom 4.4m x 3.6m

With two windows to side. Two built-in wardrobes.

Bedroom 4.0m x 3.2m

With two windows to rear.

Family Bathroom 4.2m x 3.0m

L-shaped, with windows to rear and side. Fitted with white suite of WC, wash hand basin, tiled shower cubicle with mains, dual headed, shower and bath. Tiled splashback. Laminate flooring.

Bedroom 4.2m x 3.0m

With windows to loch views and side. Feature fireplace. Wooden flooring.

Garage 5.8m x 5.2m

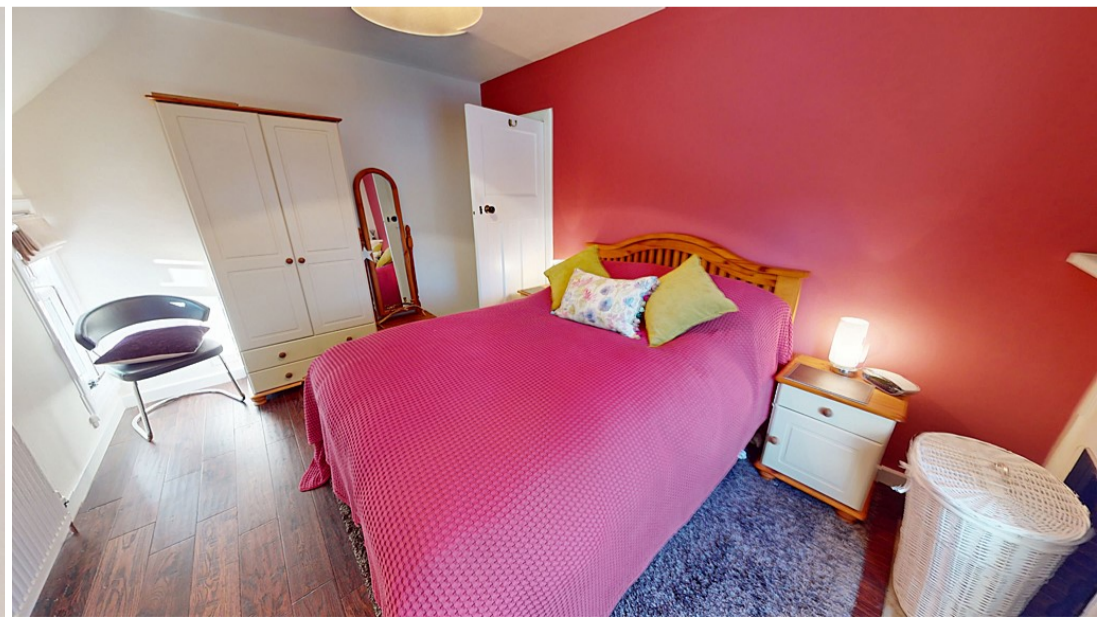
With double wooden doors. Light and power. Windows to sides.

Garden

Camus Na Ha House enjoys beautifully landscaped, spacious garden grounds, which are approached by a tarmac driveway leading to the detached garage and parking area. To the front of the property is a covered veranda area and to the rear, a patio area, both enjoying stunning views. There is a further patio area to the other side of the property, which captures the morning sunshine beautifully. The grounds feature flowerbeds and mature planting. A greenhouse, garden shed and wood stores are also include in the sale. To the rear of the property a gate leads direct to woodland walk.

Travel Directions

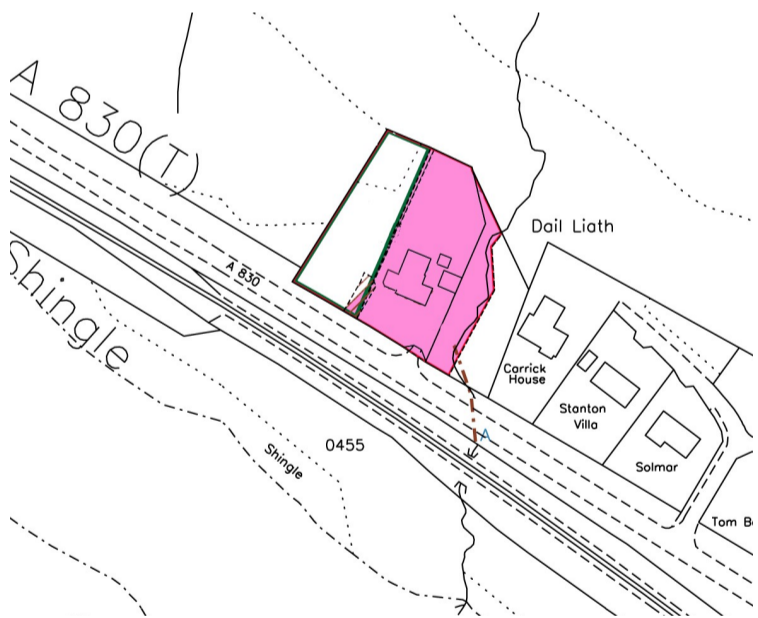
Travelling from Fort William on the A82, turn left on to the A830 road to Mallaig. Continue on this road, passing through the village of Corpach. On the straight passing Linnhe Caravan Park, take the third turning on the right, and Camus Na Ha House is on the right hand side.





Title Plan

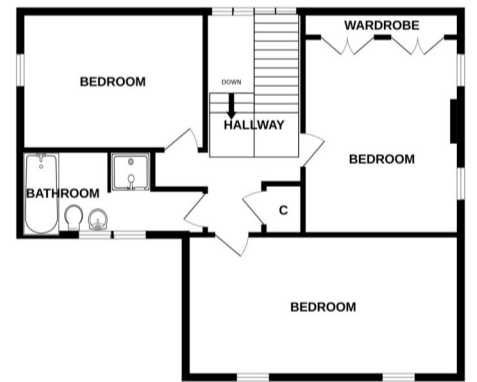
The area shaded pink is included in the sale.



GROUND FLOOR

Floor Plan

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).