



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





PRICE GUIDE: £675,000

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 six acres of wildlife gardens and woodland. In excellent order throughout, the property benefits from double glazing, newly upgraded oil fired central heating and a heat exchange system on the roof. Boasting deceptively spacious accommodation, conveniently arranged over two floors, Huntingtower Lodge presents a superb family home as currently used, however would also provide a fantastic guest house or premium self-catering option in a buoyant market. The accommodation comprises an entrance hallway, spacious loch-view lounge, 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.

Ideally located close to the centre of 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 and a range of professional services as well as primary schools and a secondary school. The area also boasts a huge range of sporting and recreational opportunities and is known as 'The Outdoor Capital of the UK'. The loch directly in front provides a fantastic and interesting waterway with pleasure crafts, sailing boats and ships passing by.

- Impressive, Substantial Detached Property
- Stunning Panoramic Views over Loch Linnhe
- In Excellent Order Throughout
- Flexible Accommodation
- 6 Acres of Beautiful Grounds
- Detached Double Garage
- EPC Rating: D 62



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MacPhee & Partners

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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 detached family home. Designed to capitalise on the incredible views, the property is in excellent order, whilst benefiting from double glazing, a newly upgraded oil fired central heating comprising a new boiler, tank and smart home heating (Honeywell Evo), and a roof mounted solar thermal unit. A superb feature of the property is the recent addition of fibre broadband, providing some of the quickest internet in the UK.

Huntingtower Lodge boasts many impressive features not least the bright and airy accommodation, the bespoke beech and glass staircase, exposed beams, a feature multi-fuel stove in the lounge and Canadian maple wooden flooring throughout, which are all endearing qualities of this stunning property. The bedrooms in turn offer spacious accommodation with versatile options for potential purchasers, including a master suite and en-suite bedrooms.

Accommodation on the ground floor comprises a spacious entrance hallway, superb lounge, 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. Due to the size and location, the property would also offer the successful purchaser the opportunity to run the property as a guest house or premium self-catering holiday let.

In addition to the property itself, there is around six acres of land included in the sale. The area surrounding Huntingtower Lodge has been landscaped to provide parking, a vegetable garden and generous lawns, whilst the rear garden is fully enclosed. 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.

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.

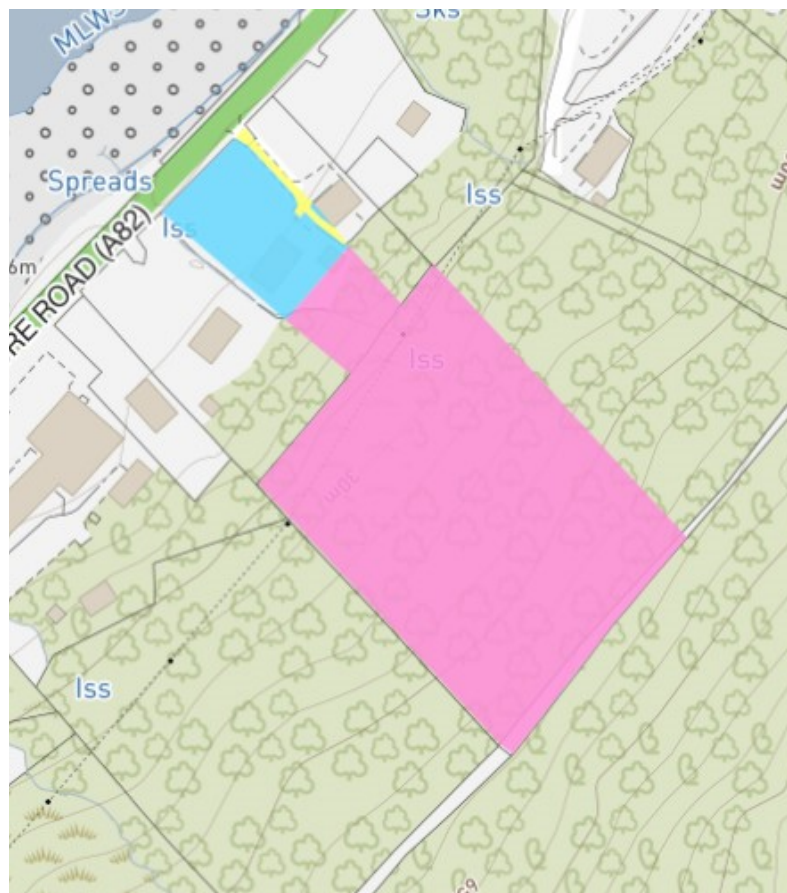






Title Plan

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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