



THE MANSE | APPIN | PA38 4DD

**GUIDE PRICE: £450,000**

Set amidst spectacular Highland scenery, with views stretching across the surrounding countryside to Loch Linnhe and Castle Stalker beyond, the subjects of sale form an impressive detached, Grade C listed period manse, occupying generous, well maintained private garden grounds. Dating back to around 1890, The Manse has been upgraded in recent times, in is excellent order throughout and is well presented. Benefiting from oil fired central heating and sash-and-case double glazed windows, the property is full of character and retains many of its original features including plaster cornicing, ceiling roses, deep skirting, dado and picture rails and panelled internal doors, however is further complemented by modern wood burning stoves, a fitted kitchen and decorative tiled flooring. Enjoying bright, spacious accommodation, conveniently arranged over two floors, the formal lounge with impressive stove and bay window, and the striking entrance hallway are most attractive features. Included in the sale is a detached outbuilding, with planning permission in place to convert to a one bedroom holiday let. Due to the size and location, The Manse would be ideally be suited as a permanent family home as currently used, an idyllic holiday retreat or a premium self-catering opportunity in an extremely buoyant market.

The village of Appin is a thriving community, conveniently located between the principle towns of Oban and Fort William and benefits from a well respected primary school, churches, restaurant, garage, garden centre and extremely active village hall, whilst further facilities, including an excellent grocer's store with post office, doctor's surgery and hotels are located in neighbouring Port Appin. The popular and much-viewed Castle Stalker and Castle Stalker Café are a couple of minutes drive away from the property, and in addition to water activities available on Loch Linnhe, there is also a cycle track running through the village with a highly regarded 9-hole golf course at nearby Ballachulish.

- Impressive Detached Period Former Manse - Grade C Listed
- Elevated Position with Loch & Countryside Views
- Boasting Original Features
- Formal Lounge with Bay Window & Wood Burning Stove & Dining Room
- Kitchen/Diner & Utility Room
- 5 Bedrooms (1 Currently Used as an Upper Sitting Room)
- Bathroom & Shower Room
- Double Glazed Sash & Case Windows
- Oil Fired Central Heating
- Generous Garden Grounds & Private Parking
- Detached Outbuilding with Planning Permission
- EPC Rating: E 49

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## Accommodation

### Entrance Vestibule 1.9m x 1.7m

Wooden front door, with glazed panels over. Plaster corning. Dado rail. Decorative tiled flooring. Feature frosted door with frosted side panels to entrance hallway.

### Entrance Hallway 4.6m x 4.2m

L-shaped, with stairs to upper level. Doors to lounge, dining room, kitchen/diner, shower room and bedroom. Plaster corning and ceiling rose. Dado rail. Decorative tiled flooring.

### Lounge 6.2m x 6.0m

With bay window to front. Plaster corning and ceiling rose. Dado rail. Woodwarm wood burning stove set on tiled hearth with wooden overmantle and tiled surround. Fitted shelved alcove.

### Dining Room 4.0m x 3.9m

With picture window to front. Plaster corning and ceiling rose. Morso wood burning stove set on tiled hearth with wooden overmantle. Fitted shelved alcove.

### Kitchen/Diner 4.9m x 3.6m

L-shaped, with window to rear. Fitted with modern white kitchen units, offset with solid oak work surfaces. Stainless steel extractor hood. Plumbing for dishwasher. Stainless steel sink unit. Wet-walled and tiled

splashback. Built-in understair cupboard. Two drying pulleys. Decorative tiled flooring. Door to utility room.

### Utility Room 2.5m x 2.3m

With windows to side and rear. Fitted with white kitchen unit, offset with wood effect work surface. Plumbing for washing machine. Grant boiler. Decorative tiled flooring. Wooden door to rear garden.

### Shower Room 2.3m x 1.7m

With window to rear. Fitted with white suite of WC, wash hand basin and fully tiled shower cubicle with Triton shower. Tiled splashback.

### Bedroom 3.9m x 3.5m

With window to rear. Plaster corning and ceiling rose. Dado rail. Wooden flooring.

## Upper Level

### Landing 3.5m x 2.7m

With window to rear at half landing. Hatch to loft. Built-in cupboard. Plaster corning and ceiling rose. Dado rail. Doors to bedrooms and bathroom.

### Bedroom 4.0m x 3.4m

With window to rear. Plaster corning. Picture rail. Fitted shelved alcove.

### Bedroom 4.9m x 4.0m

With windows to front and side views. Wood burning stove set on tiled hearth with wooden overmantle. Plaster corning. Picture rail.

### Bathroom 3.6m x 2.3m

With window to front views. Fitted with white suite of WC, wash hand basin and bath with Heatrae shower over. Tiled splashback.

### Bedroom 4.0m x 3.7m

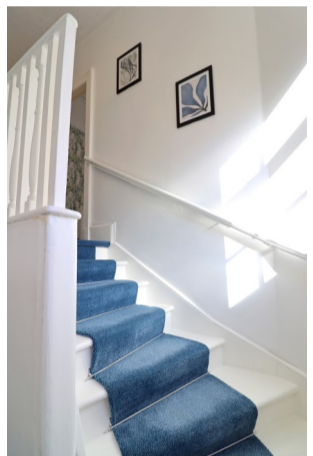
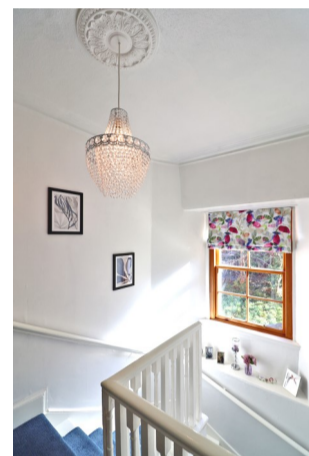
With window to front views. Plaster corning and ceiling rose. Picture rail. Fitted shelved alcove.

### Bedroom 4.0m x 3.4m

With window to rear. Plaster corning. Picture rail. Built-in wardrobe.

## Garden

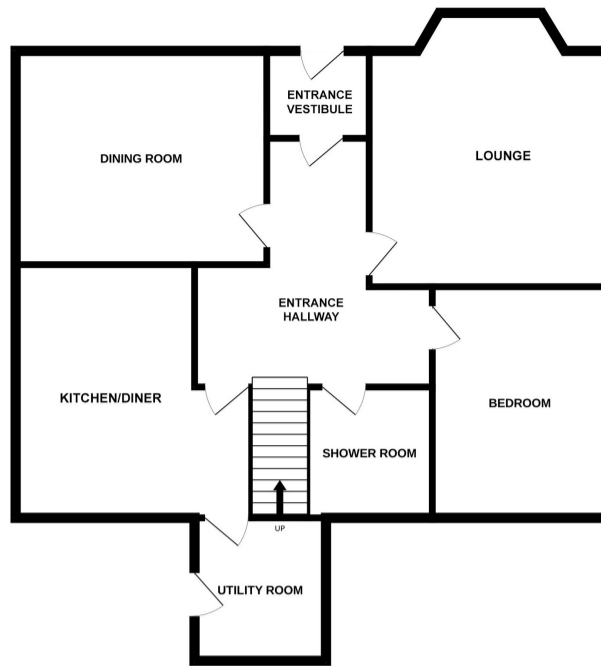
The property is approached by a private gravelled driveway, providing ample parking. The well maintained grounds are laid in the main to lawn, offset with mature hedging, trees, shrubs, bushes and seasonal planting, providing interest and colour. Gravelled pathways lead around the property, where a timber workshop, vegetable patches and planters feature to the side. A detached outbuilding (6.8m x 3.2m) with light, power and planning permission for a one bedroom holiday let is also included in the sale.



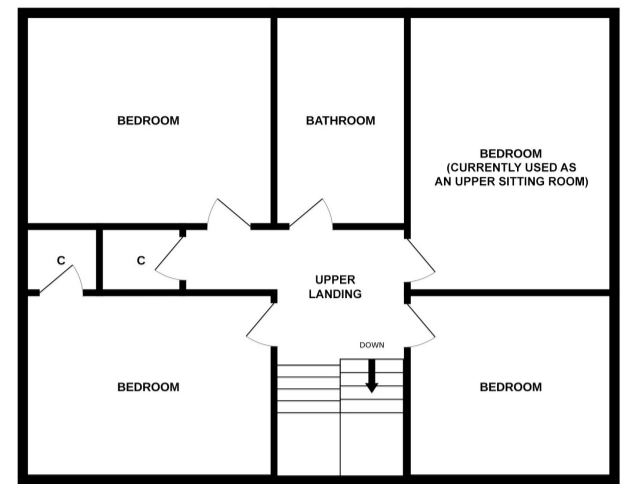


## Floor Plan

GROUND FLOOR



1ST FLOOR



## Title Plan



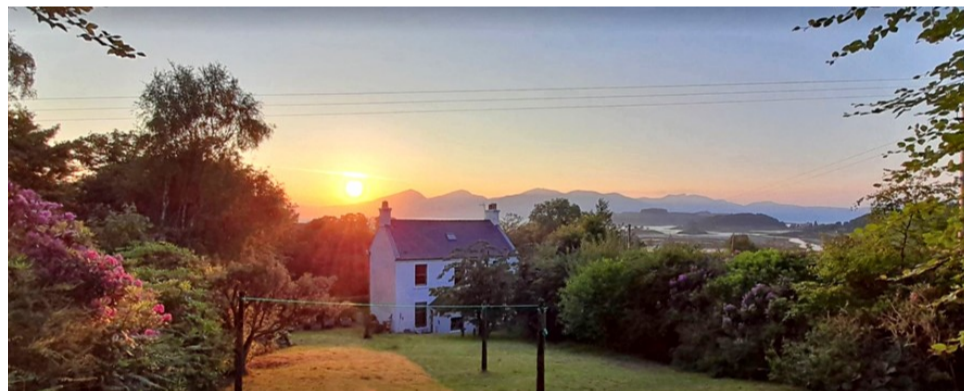
## Travel Directions

Travelling on the A82 south from Fort William, proceed over the Ballachulish Bridge and take the first left on the roundabout on to the A828 for Oban. Follow this road for around 14 miles, through the village of Appin, and turning right where signposted Port Appin / Lismore Ferry. Proceed along the road for just over 1 mile. The Manse is located on the left hand side of the road.

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## Title Plan

The red outline denotes the title area for sale.



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. 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).