



BEN VIEW GUEST HOUSE | BELFORD ROAD | FORT WILLIAM | PH33 6ER

GUIDE PRICE: £460,000



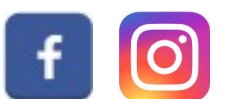
Dating from around 1900, Ben View Guest House forms a substantial and imposing detached property, set in garden grounds. Extensively developed by the current owner over the years, a large guest house was created from the original period villa, complete with private family accommodation. The entrance vestibule opens to the bright reception area, complete with lounge space, open fire, bay window and a striking pitch pine staircase, leading to the upper levels. The dual-aspect resident's lounge, large resident's dining room, commercial kitchen with utility area, bathroom, shower room, cloakroom, three bedrooms, one with en-suite facilities, plus the private family dining room, lounge and kitchen make up the remainder of the lower levels, whilst the upper levels comprise twelve bedrooms and bathroom facilities. Whilst upgrading and modernising would be beneficial, the property benefits from double glazing and oil fired central heating, whilst the fifteen bedrooms, ten of which are en-suite, provide an exciting business opportunity. Due to the flexible nature of the property, Ben View could potentially be adapted for a variety of uses such as reinstating the bed & breakfast business, or creating self-catering units within a family home, subject to the necessary planning permissions. **Please note, this property has not traded as a guest house for several years and there are no business accounts available.**

Ideally located just a short walk 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, a secondary school, churches, medical centre and a hospital. The area also boasts a huge range of sporting and recreational opportunities and is known as 'The Outdoor Capital of the UK'.



- Substantial Detached Period Villa
- Desirable Central Location with Views to Ben Nevis
- 2 Lounges
- Reception Area with Lounge & Open Fire
- 2 Dining Rooms
- Residential Kitchen & Commercial Kitchen
- Utility Room
- 15 Bedrooms (10 with En-Suite Facilities)
- 2 Bathrooms, 3 Shower Rooms & 2 Cloakrooms
- Double Glazing & Oil Fired Central Heating
- Internal Fire Escape
- Garden
- Two Detached Outbuildings
- EPC Rating: D 56

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Accommodation

Front Vestibule 2.1m x 1.5m

With wooden storm doors. Tiled flooring. Glazed door and glazed partition to reception area.

Open Reception Area 5.6m x 2.9m

With stairs to upper levels. Rectangular reception desk with fitted shelving (2.3m x 1.2m). Open to reception lounge, and doors to formal residents' lounge, family dining room and hallway.

Reception Lounge 5.2m x 4.2m

With bay windows to front and window to side. Open fire with decorative wooden overmantle, tiled hearth and surround.

Residents Lounge 4.9m x 4.2m

With triple window to front and window to side.

Family Dining Room 3.4m x 2.7m

With hatch to private kitchen. Door to family lounge.

Family Lounge 4.8m x 3.1m

With triple window to front. Open fire set on raised slate hearth with brass surround. Door to family kitchen.

Family Kitchen 3.6m x 3.1m

With patio doors to rear. Fitted with wood effect kitchen units, offset with black coloured work surfaces and upstand. Creda electric hob. Stainless steel sink unit. Built-in cupboard.

Hallway 7.6m x 1.1m

With two built-in cupboards, one under the stairs. Doors to bedrooms, cloakroom, shower room, bathroom and dining room.

Bedroom No.Three 4.2m x 2.7m

With window to side. Wash hand basin set in fitted vanity unit with cupboards.

Gents' Cloakroom 3.5m x 2.9m

L-shaped, with double frosted window to rear. Fitted with white WC, wash hand basin and two urinals. Built-in cupboards with sliding doors.

Single Shower Room 1.9m x 0.9m

Fitted with white shower cubicle, with mains shower. Fully tiled walls.

Ladies' Bathroom 3.5m x 2.9m

With frosted double window to side. Fitted with modern white Roca suite of WC, wash hand basin set in vanity unit, and bath with mains shower over.

Bedroom No.Two 3.6m x 2.7m

With window to side. Wash hand basin with tiled splashback. Built-in wardrobe.

Bedroom No.One 3.5m x 2.6m

Slightly angled room with window to side. Door to en-suite cloakroom.

En-Suite Cloakroom 1.6m x 0.6m

Slightly angled room, fitted with white suite of WC and wash hand basin. Fully tiled walls.

Dining Room 9.2m x 6.4m

With fixed windows to front, side and rear, and glazed French windows to side. Wooden flooring. Two doors to commercial kitchen.

Commercial Kitchen 6.9m x 3.6m

With two double windows to side. Fitted with a mixture of kitchen units, offset with a mixture of work surfaces. White 4-oven, 2-ring AGA cooker. Stainless steel double sink unit. Tiled splashback. Two built-in cupboards (1.8m x 1.2m and 1.6m x 1.1m), both with lights and fitted shelving. Doors to side garden and utility room.

Utility Room 3.3m x 0.8m

With frosted, single glazed window to side. White wash hand basin. Fitted shelving.

Upper Level

Mid to Upper Landing Area 3.7m x 2.0m

With Velux window to rear. Door and glass partition to upper hallway.

Upper Hallway 7.0m x 4.5m

L-shaped, with doors to bedrooms and shower room.

Bedroom No.Nine 4.5m x 3.7m

L-shaped, with windows to side views and rear. Built-in wardrobes with mirrored sliding doors. Door to en-suite shower room.

En-Suite Shower Room 2.1m x 1.0m

Fitted with modern white suite of WC, wash hand basin and shower cubicle with Bristan shower. Fully wet-walled.

Bedroom No.Seven 4.5m x 2.7m

With double window to front. Built-in wardrobe. Door to en-suite shower room.

En-Suite Shower Room 2.0m x 0.9m

Fitted with modern white suite of WC, wash hand basin and shower cubicle with Bristan shower. Fully wet-walled.

Bedroom No.Six 2.7m x 2.0m

With window to front. White wash hand basin.

Bedroom No.Five 2.9m x 2.9m

With double window to front. Door to en-suite shower room.

En-Suite Shower Room 2.9m x 1.1m

Fitted with modern white suite of WC, wash hand basin and shower cubicle with Triton shower. Wet-walling splashback.

Shower Room for Bedroom No.Six 1.7m x 0.9m

Fitted with white suite of WC and fully tiled shower cubicle, with Mira shower.

Bedroom No.Four 3.3m x 3.0m

Slightly L-shaped, with window to side and rear. Door to en-suite shower room.

En-Suite Shower Room 1.7m x 1.6m

With frosted window to side. Fitted with white suit of WC, wash hand basin and wet-walled shower cubicle (no shower installed). Tongue-and-groove half walling.

Hallway 35.4m x 1.1m

With built-in cupboard. Doors to bedrooms, shower room, bathroom, cloakroom and fire escape.

Bedroom No.Seventeen 5.2m x 3.5m

T-shaped, with two double windows to side. Door to en-suite shower room.

En-Suite Shower Room 2.6m x 0.6m

Fitted with white suite of WC, wash hand basin and shower cubicle with Mira shower. Fully wet-walled.

Bedroom No.Ten 3.6m x 3.3m

With double window to side views. Door to en-suite bathroom.

En-Suite Bathroom 2.4m x 1.7m

Fitted with white suite of WC, wash hand basin and bath

with Mira shower over. Fully wet-walled.

Shower Room for Bedroom No.Thirteen 1.5m x 0.7m

Fitted with white, fully wet-walled shower cubicle, with Triton shower. Tiled walls.

Bathroom 3.5m x 1.4m

L-shaped, with frosted window to side. Fitted with white suite of WC, wash hand basin, and bath with Mira shower over. Tiled splashback. Tongue-and-groove walling.

Cloakroom for Bedroom No.Thirteen 1.6m x 1.4m

L-shaped, with white suite of WC and wash hand basin. Tiled splashback.

Bedroom No.Twelve 3.6m x 2.9m

With double window to side views. Door to en-suite bathroom.

En-Suite Bathroom 2.5m x 1.6m

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

Bedroom No.Thirteen 3.6m x 3.1m

With double window to side views. Built-in wardrobe.

Bedroom No.Fourteen 3.6m x 3.1m

With double window to side views. Built-in wardrobe.

Bedroom No.Sixteen 3.5m x 3.1m

With double window to side. Door to en-suite shower room.

En-Suite Shower Room 1.7m x 1.5m

Fitted with modern white suite of WC, wash hand basin and shower cubicle with Mira shower. Fully wet-walled.

Bedroom No.Fifteen 3.5m x 2.6m

L-shaped, with window side. Door to en-suite shower room.

En-Suite Shower Room 1.5m x 1.2m

Fitted with white suite of WC, wash hand basin and fully wet-walled shower cubicle, with Mira shower. Tiled splashback.

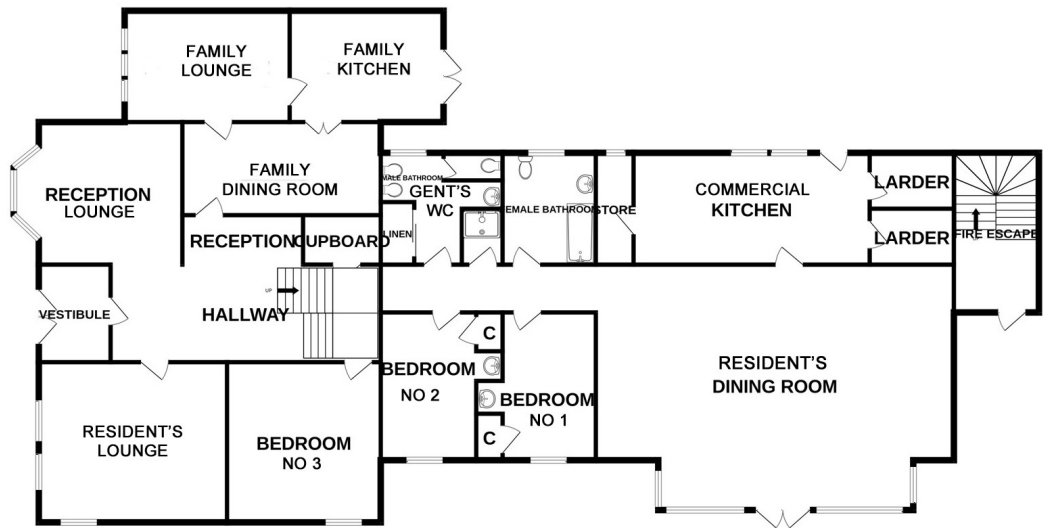
Fire Escape 4.8m x 2.1m (height 6.4m)

With concrete steps down to exit door. Light.

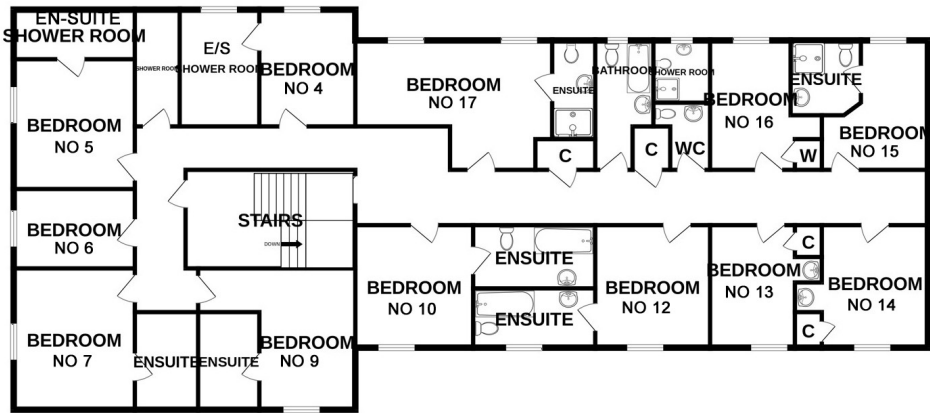


Floor Plan

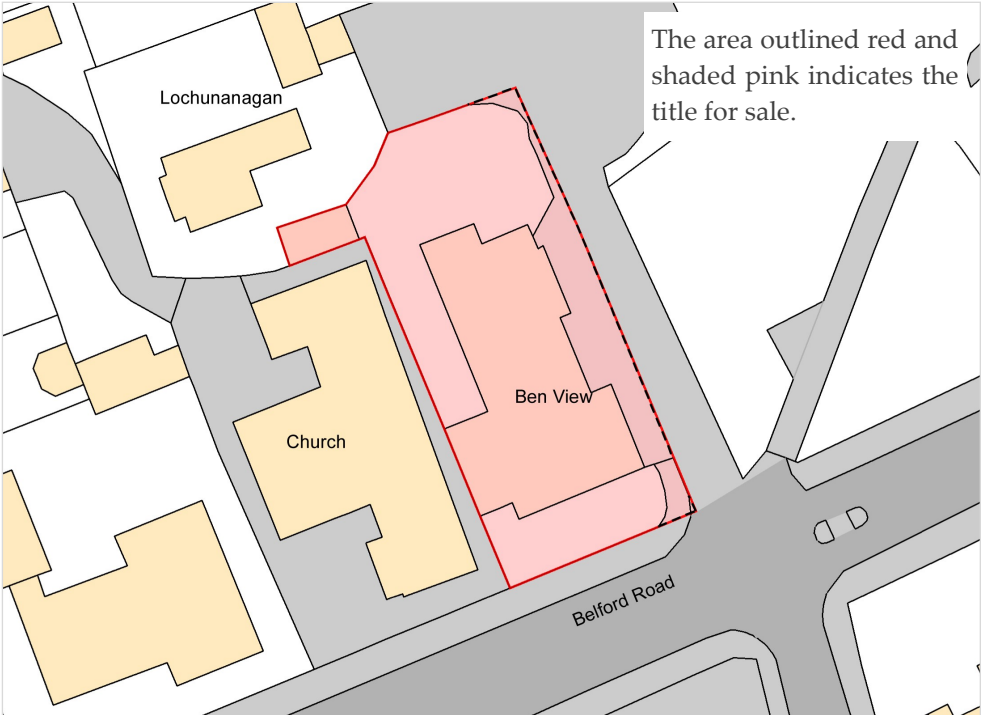
GROUND FLOOR



1ST FLOOR



Title Plan



Garden

Ben View Guest House benefits from garden grounds to all 4 sides. There is a gravelled area to the side of the property, with a paved pathway, whilst the rear is lawn to lawn, offset with mature trees and hedging. The front garden is a most attractive space, with monobloc paving and a lawned area featuring mature, colourful shrubs and seasonal planting. Further paving and steps feature to the rear of the family kitchen. Two brick built outbuildings form part of the sale.

Travel Directions

Travelling from the West End roundabout, proceed north along the bypass, taking the 2nd exit on the next roundabout and continue ahead. Pass the railway station, car park and Mary Street on the left, Ben View Guest House is the 4th property on the left hand side, well signposted.

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