



TULLOCHGORM | ARISAIG | PH39 4NJ

GUIDE PRICE: £580,000

Enjoying a premium position, nestled in the desirable coastal village of Arisaig, with stunning views over Arisaig Bay and the sea towards the Isle of Eigg, Tullochgorm forms an imposing, detached period dwellinghouse, set in private, garden grounds. Dating back to the early 1930's, the property has been sympathetically refurbished and modernised throughout in recent years, creating a superb and impressive property. Full of character, charm and original features, including plaster corning, wooden panelled doors and wooden staircases, Tullochgorm benefits from double glazing, oil fired central heating, plus an open fire in the formal lounge. In excellent order, the property offers deceptively spacious accommodation, conveniently arranged over three floors, is neutrally decorated and beautifully presented, providing a calm and comfortable home. The stunning public rooms and striking open-plan sitting room and study on the top floor, are most attractive features. The generous grounds further complement the property itself, providing generous private parking, with the addition of planning permission to erect a detached property for letting purposes. Due to the size and location, this flexible property would be ideally suited as a wonderful permanent home, an idyllic holiday retreat, or an investment opportunity as a self-catering prospect, as currently used, with short term licence in place.

Arisaig is a popular West Coast village, situated on the road between Fort William and Mallaig, "The Road to the Isles". With its coastal situation, it is an ideal location from which to explore this extremely attractive part of the Highlands and Inner Isles. The village itself has a bustling marina, hotel, restaurants, shop, post office, two churches, primary school, with further facilities available at Mallaig, including a secondary school, and Fort William - to which there is a link by both road and rail.

Imposing, Detached Period Dwellinghouse
 Prime Coastal Village Location with Sea Views
 Full of Charm & Original Features
 Lounge with Feature Open Fire & Dual-Aspect Windows
 Premium Dining Kitchen with Triple-Aspect Windows
 Utility Room & Cloakroom
 Upper Open-Plan Sitting Room & Study
 5 Bedrooms (Principal with En-Suite Shower Room)
 Bathroom & Shower Room
 Garden Grounds around 0.4 Acres with Private Parking
 Planning for Erection of Detached Letting Property
 EPC Rating: E 41

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Accommodation

Entrance Vestibule 2.3m x 1.2m

With UPVC entrance door. Window to front (single glazed). Under stair cupboard. Laminate flooring. Glazed door to hallway.

Hallway

With stairs to upper level. Built-in cupboard. Laminate flooring. Doors to open-plan dining kitchen, cloakroom, bedroom and lounge.

Dining Kitchen 8.5m x 3.9m

With Bay window to views with fitted seating. Windows to rear and side. Fitted with pale grey coloured kitchen units and central island, offset with granite effect work surfaces and upstands. Caple induction hob with glass splashback and Caple chimney hood over. Caple double oven. Caple integral dishwasher. Integral fridge and freezer. Stainless steel sink unit. Laminate flooring. Door to utility room.

Utility Room 3.0m x 2.5m

With window to rear. Fitted with pale grey coloured kitchen units and central island, offset with granite effect work surfaces and upstands. Stainless steel sink unit. Plumbing for washing machine. Built-in cupboard – with single

glazed window to rear. Laminate flooring.

Cloakroom 2.3m x 0.9m

With frosted window to rear. Fitted with white suite of WC and wash hand basin set on vanity unit. Wet wall splashback. Laminate flooring.

Bedroom 3.4m x 2.9m

With window to side. Laminate flooring.

Lounge 4.9m x 4.2m

With Bay window to view with fitted seating. Window to side. Feature fireplace with slate surround and wooden overmantle. Laminate flooring.

Upper Level

Landing

With window to view at half landing. Doors to bedrooms, bathroom and shower room. Stairs to upper level.

Bedroom 4.2m x 4.0m

L-shaped, with Bay view to view. Door to en-suite shower room.

En-suite Shower Room 2.9m x 1.2m

Fitted with modern white coloured suite of WC, wash hand basin and wet-walled shower

cubicle with mains dual headed shower. Wet-walling splashback. Heated towel rail. Laminate flooring.

Bedroom 4.1m x 3.4m

With two windows to rear.

Bathroom 2.3m x 2.0m

With frosted window to rear. Fitted with modern white suite of WC, wash hand basin and bath with mains double-headed shower over. Wet-walling splashback. Heated towel rail. Laminate flooring.

Shower Room 2.3m x 1.6m

Fitted with modern white coloured suite of WC, wash hand basin and wet-walled shower cubicle with mains dual headed shower. Wet-walling splashback. Heated towel rail. Laminate flooring.

Bedroom 3.4m x 3.0m

With windows to side and rear.

Bedroom 4.8m x 4.2m

With Bay window to view and window seat.

Top Floor Sitting Room & Study 8.8m x 4.5m

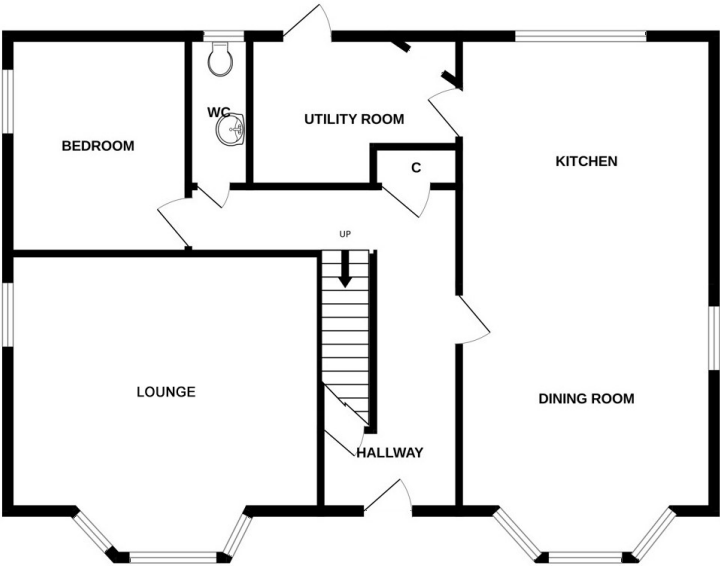
With three Velux windows to rear. Walk-in cupboard (2.3m x 1.3m – with door to cupboard, housing hot water tank.) Access to eaves.



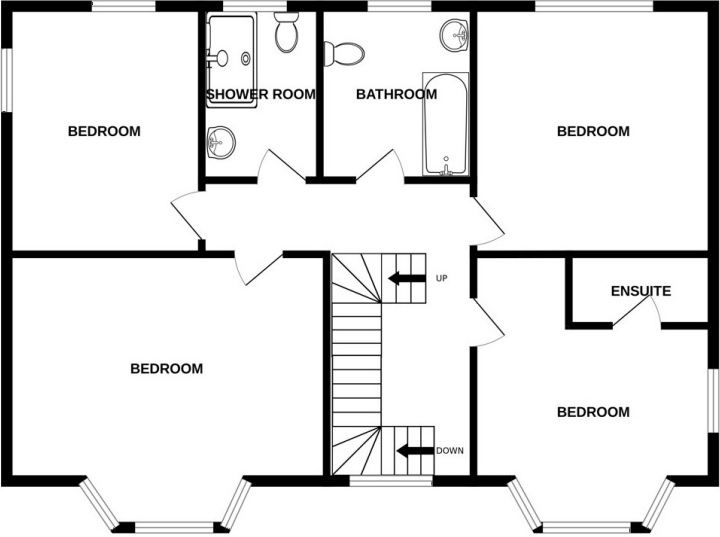


Floor Plan

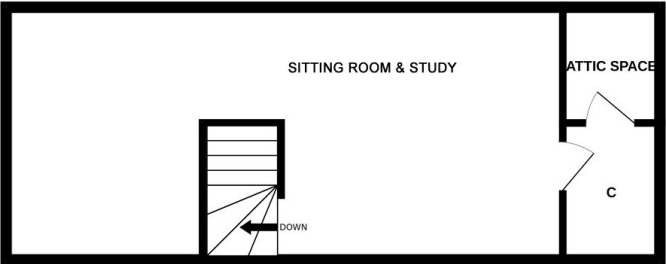
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Garden

Tullochgorm benefits from enclosed, charming private garden grounds of around 0.4 acres, and is accessed by a sweeping private gravelled driveway, providing ample parking to the rear. The remainder of grounds are laid in the main to lawn, offset with mature trees and bushes, and patio areas. A large concrete base, ideal for creating a garage or workshop upon, is located to the rear.

Planning Permission

In addition to the property is Full Planning Permission for the erection of a house for letting purposes. Included in this house is also a garage. Full copies of the plans are available on the Highland Council website, Ref: 22/02417/FUL.



Title Plan

The area outlined red indicates the title for sale and equates to around 0.4 acres.

Travel Directions

From Fort William, travel on the A830 Mallaig road, for approximately 33 miles. When entering the village, take the second road on the left in to Arisaig, and continue down the hill. Take the first turning on the left on to Clanranald Place and pass the stone byre on the left. Tullochgorm is the second property on the left hand side.



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