



HOLLY COTTAGE | BOHUNTIN | GLEN ROY | PH31 4AH

GUIDE PRICE: £450,000

Peacefully situated and occupying a prime elevated location, commanding stunning panoramic views to the surrounding mountains and countryside, Holly Cottage at Bohuntin in Glen Roy, forms a superior detached cottage, set in private garden grounds of around 0.4 acres, with detached garage and studio. This idyllic setting is further complemented by the property itself, which was built in 2009 and boasts spacious accommodation, conveniently arranged over two levels. Finished to a high specification, Holly Cottage boasts many premium features including a bright dual-aspect kitchen, dining and sitting room with French doors, quality fitted kitchen with granite work surfaces and island, impressive Rangemaster cooking range and separate ESSE range, formal lounge with multi-fuel stove, three generously sized bedrooms, two with en-suite facilities, and contemporary sanitary ware, internal oak doors and a mixture of wooden, slate and tiled flooring. Benefiting from neutral décor, double glazing and LPG fired central heating, a wonderful addition to the sale is the detached garage with attached studio and the landscaped garden grounds, complete with ample private parking. The sale offers the successful purchaser a fantastic opportunity to have a beautiful home, an idyllic holiday retreat or a business opportunity for the very buoyant premium self-catering market.

Bohuntin is located amidst spectacular Highland scenery in the Glen Roy National Nature Reserve, an area noted for the geological glacial phenomenon of the Parallel Roads, some 2 miles from Roy Bridge, with its hotels, railway station, church and café. There is an excellent nursery and primary school in the neighbouring village of Spean Bridge. Extra services and amenities are available, a further 13 miles distant, at the principal town of Fort William. Whilst the area offers seclusion, it is also an ideal base to take advantage of all the leisure and pleasure activities the area has to offer.

- Superior Detached Cottage
- Idyllic Rural Location with Incredible Panoramic Views
- Immaculate 'Walk-in' Condition & Beautifully Presented
- Lounge with Impressive Wood-Burning Stove
- Stunning Kitchen, Dining & Sitting Room with Striking Esse Range
- Utility Room & Shower Room
- 3 Double Bedrooms (2 with En-Suite Shower Rooms)
- Modern Family Bathroom
- Double Glazing & LPG Fired Central Heating
- Landscaped Garden Grounds of Around 0.4 Acres
- Outbuildings
- Detached Garage with Attached Studio/Study
- EPC Rating: C 69





Accommodation

Entrance Hallway 3.2m x 2.2m

L-shaped, with glazed front door. Stairs to upper level. Built-in understair cupboard. Slate tiled flooring. Doors to lounge and open-plan kitchen, dining and sitting area.

Lounge 4.5m x 4.3m

Slightly L-shaped, with double windows to front views. Striking multi-fuel stove, set on brick hearth with oak overmantle. Oak flooring.

Open-Plan Kitchen, Dining & Sitting Area 6.4m x 4.3

With double windows to front views and half glazed French doors to rear. Fitted with quality white kitchen units and island, offset with granite work surfaces and upstand. Rangemaster gas stove with extractor chimney over. Undermounted double stainless steel sink units. Feature ESSE range cooker set on brick hearth with oak overmantle. Built-in study area. Slate tiled flooring. Door to rear hallway.

Rear Hallway 4.7m x 1.6m

Slightly L-shaped, with window and glazed door to rear. Doors to shower room and utility room. Tiled flooring.

Shower Room 3.4m x 1.4m

L-shaped. Fitted with modern white suite of WC, wash hand basin and fully tiled shower cubicle with Mira shower. Tiled splashback. Tiled flooring.

Utility Room 2.1m x 1.9m

With window to rear. Fitted with white kitchen units, offset with granite effect work surfaces. Stainless steel sink unit. Tiled splashback.

Plumbing for washing machine. Boiler. Tiled flooring.

Upper Level

Landing 2.7m x 2.1m

L-shaped, with built-in cupboard. Doors to bedrooms and bathroom.

Bedroom 3.9m x 3.4m

With Dormer window to front views. Door to en-suite shower room.

En-Suite Shower Room 2.0m x 1.5m

With Velux window to front. Fitted with modern white suite of WC, wash hand basin and fully tiled shower cubicle with mains shower.

Bedroom 4.2m x 3.1m

L-shaped, with Dormer window to rear.

Bathroom 3.1m x 1.8m

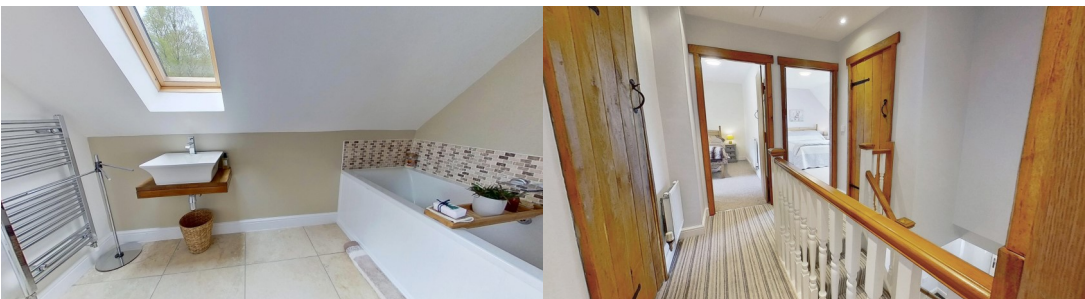
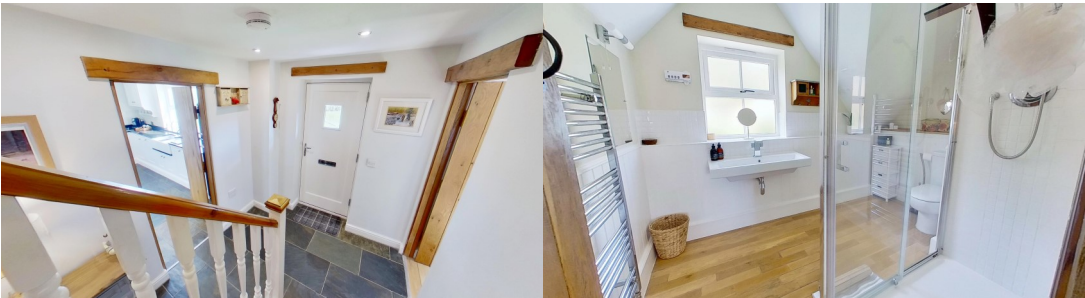
L-shaped, with Velux window to rear. Fitted with contemporary white suite of WC, wash hand basin set on oak vanity shelf and bath. Tiled splashback. Heated towel rail. Tiled flooring.

Principal Bedroom 5.0m x 4.4m

L-shaped, with Dormer window to front views. Two built-in wardrobes. Door to en-suite shower room.

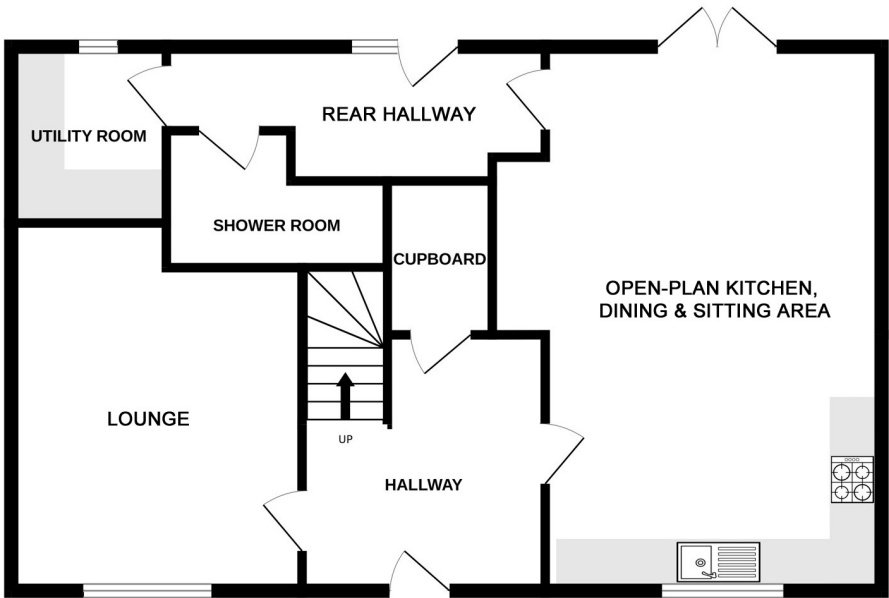
En-Suite Shower Room 3.0m x 2.2m

L-shaped, with Dormer window to rear. Fitted with contemporary white suite of WC, wash hand basin and fully tiled shower cubicle with mains shower. Tiled splashback. Heated towel rail. Wooden flooring.

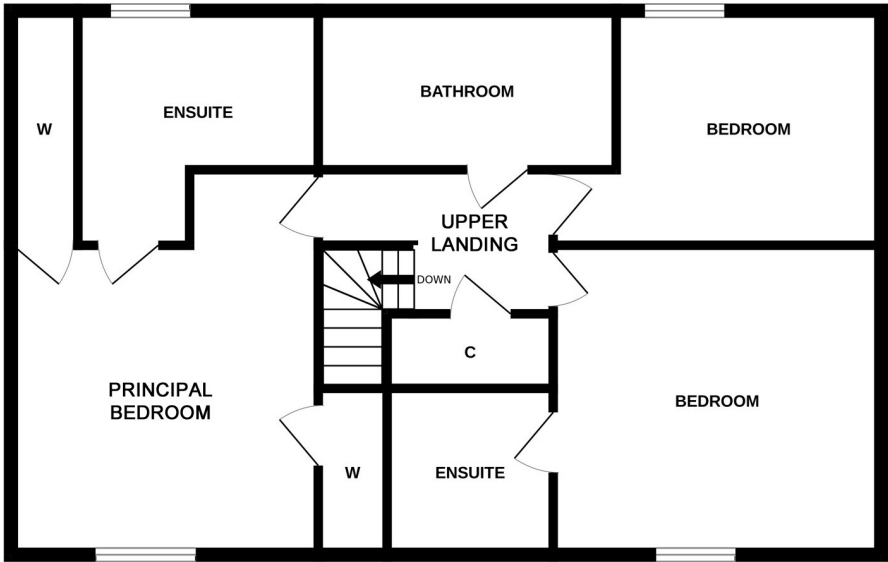


Floor Plan

GROUND FLOOR



1ST FLOOR



Garden
The property is fully enclosed and is approached by a private tarmac and gravelled driveway, leading to the detached garage with studio and providing ample parking. Laid to a mixture of lawn and gravelled areas for ease of maintenance, the garden features a rockery area to the rear, offset with mature trees, shrubs, bushes, heathers and seasonal planting, providing interest and colour, plus raised vegetable beds, planters, paved patio area, a polytunnel, timber storage sheds and a small stone built outhouse.

Garage
With double doors. Light and power.

Attached Studio/Study
With windows to side and rear. Side entrance

door. Wood burning stove, light, power and water.

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

Travel Directions
From Fort William, proceed north for 10 miles on the A82 Inverness Road. At Spean Bridge, turn right on to the A86 road, signposted Newtonmore, for 3 miles to Roy Bridge. In the village, turn left where signposted Glen Roy, Bohuntin & Brae Roy, passing St Margaret's Church. Continue on this road for approximately 2 miles, passing the sign for Bohuntinville on the left. Holly Cottage is located on the left hand side, well signposted.



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 6)'.