



SEAFIELD HOUSE | KINLOCHEIL | BY FORT WILLIAM | PH33 7NP

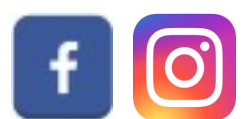
GUIDE PRICE: £315,000

Set in a picturesque rural location, with breathtaking views across Loch Eil to Ben Nevis, this deceptively spacious detached cottage blends traditional charm with modern comforts. Seafield House is a well-presented property, retaining many original features, including a beautiful pitch pine staircase, wooden flooring, and decorative fireplaces, adding warmth and character throughout. The layout provides generous accommodation, ideal for comfortable family living, or as a high-yield investment in a buoyant local rental market. The bright open-plan dining kitchen with wood burning stove and modern, yet traditional bathroom, are most attractive spaces. Additional features include LPG heating, double glazing, and an abundance of natural light.

The position of Seafield House evokes a real rural feeling generally attributed to remote locations, yet the property is only 7 miles from the village of Corpach, which offers a range of local amenities, whilst Fort William is some 11 miles distant. The area is recognised as the 'Outdoor Capital of the UK' and benefits from annual visitors taking advantage of the excellent outdoor pursuits available throughout the year, including walking, ski-ing, sailing, mountaineering, fishing, golf and sight seeing. The property is also located only 1.3 miles from Locheilside railway station and 5.6 miles from Glenfinnan railway station, both on the 'West Highland Line' which links Fort William to Mallaig.

- Charming Detached Cottage
- Views to Loch Eil & Surrounding Countryside
- Well Presented with Original Features
- Lounge with Striking Gas Fireplace
- Dining Kitchen with Feature Wood Burning Stove & Utility Room
- 3 Double Bedrooms
- Family Bathroom
- Double Glazing & LPG Central Heating
- Garden Grounds & Parking
- EPC Rating: E 49

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Accommodation

Entrance Porch 1.9m x 1.7m

With triple aspect windows offering views. UPVC entrance door. Tiled flooring. Pitch pine door to with glazed side panels to hallway.

Hallway

With feature pitch pine staircase to upper level. Wooden flooring. Doors to lounge and dining room.

Lounge 4.7m x 3.8m

With window to view. Feature limestone fireplace with gas fire insert. Door to bedroom/study.

Bedroom/Study 3.9m x 3.1m

With windows to rear and side. Fitted shelving and cupboards. Oak flooring.

Dining Room 4.7m x 3.8m

With window to view. Feature wood burning stove with wooden overmantle. Archway to kitchen. Door to utility room. Recessed shelving. Wooden floor.

Kitchen 5.2m x 2.6m

With windows to rear. Fitted with beech effect kitchen units offset with granite effect work surfaces. Siemens double oven. Siemens hob with extractor fan over. Stainless steel sink. Beech effect splashback. Wooden flooring.

Utility 3.0m x 1.6m

With window to rear. Fitted with panelled kitchen units offset with granite effect work surfaces. Built-in cupboard. Boiler. Laminate flooring. Hatch to loft. UPVC door to rear garden.

Upper Level

Landing

With Velux window to view. Hatch to loft. Doors to bedrooms and bathroom.

Bedroom 5.0m x 4.0m

Dormer window with view. Feature fireplace. Wood flooring.

Bathroom 2.7m x 2.3m

With dormer window to rear. Fitted with white coloured suite of WC, wash hand basin, roll-top free standing bath, and tiled shower cubicle with mains, dual headed, shower. Heated towel rail. Wood panelled walling. Wooden flooring.

Bedroom 5.0m x 3.9m

Dormer window with view. Feature fireplace. Wooden floor.

Garden

The property enjoys mature fully enclosed garden grounds. The front garden with its well maintained hedge, lawn and patio enjoys views over the loch. The rear garden is laid in the main to lawn, also with a patio area and modern garden shed. The owners may also sell a container, located to the side of the property at separate negotiation.

Travel Direction

From Fort William, take the A830 “Road to the Isles” towards Mallaig for around 10 miles. The property is located on the right hand side. Parking is available to the front and side.



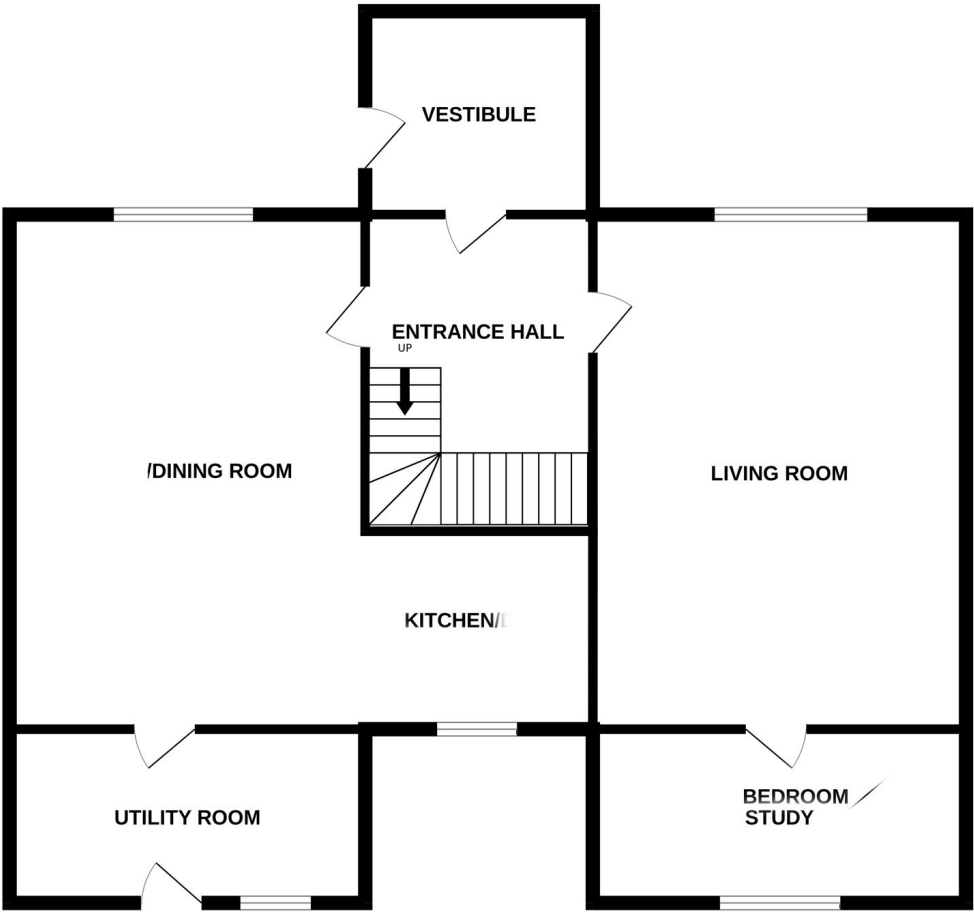
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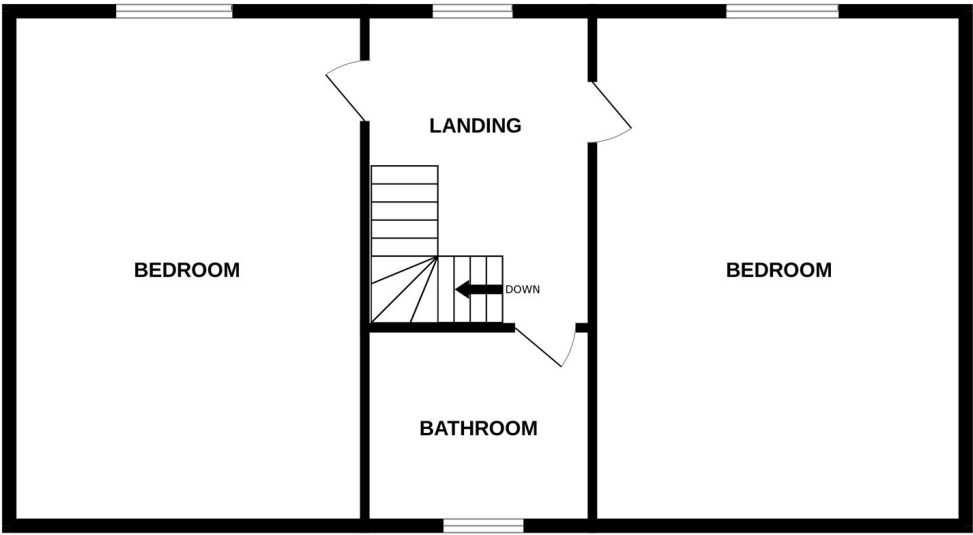


Floor Plan

GROUND FLOOR



1ST FLOOR



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