



DALRIEADA | TORCASTLE | BANAVIE | FORT WILLIAM | PH33 7PB

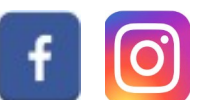
OFFERS OVER: £500,000

Enjoying a truly exceptional position, with spectacular panoramic views over the grounds to Ben Nevis, the subjects of sale form a superior detached villa, set in generous garden grounds of 2.2 acres, with outbuilding and hot tub. In very good order, Dalrieada is well presented, and offers superb, spacious accommodation, arranged over two levels, whilst benefiting from double glazing, oil fired central heating and a FIT-registered solar PV system. The ground floor features a welcoming dining hallway with bespoke bookcase, a bright lounge with stove, and a dining kitchen fitted with quality units, an AGA, and solid wood work surfaces, a utility room, boot room, family bathroom, and cloakroom add to the property's practicality, whilst offering five generously sized bedrooms. The principal suite is a true retreat, featuring an en-suite bathroom, cloakroom, dressing area, and direct access to the deck and hot tub. Two further bedrooms enjoy en-suite shower rooms, one of which includes a private sauna. The remaining bedrooms are versatile and ideal for guests, family use, or home working. Due to the size and location, Dalrieada would make a superb family home, an idyllic holiday retreat, or an investment opportunity in the premium self-catering market.

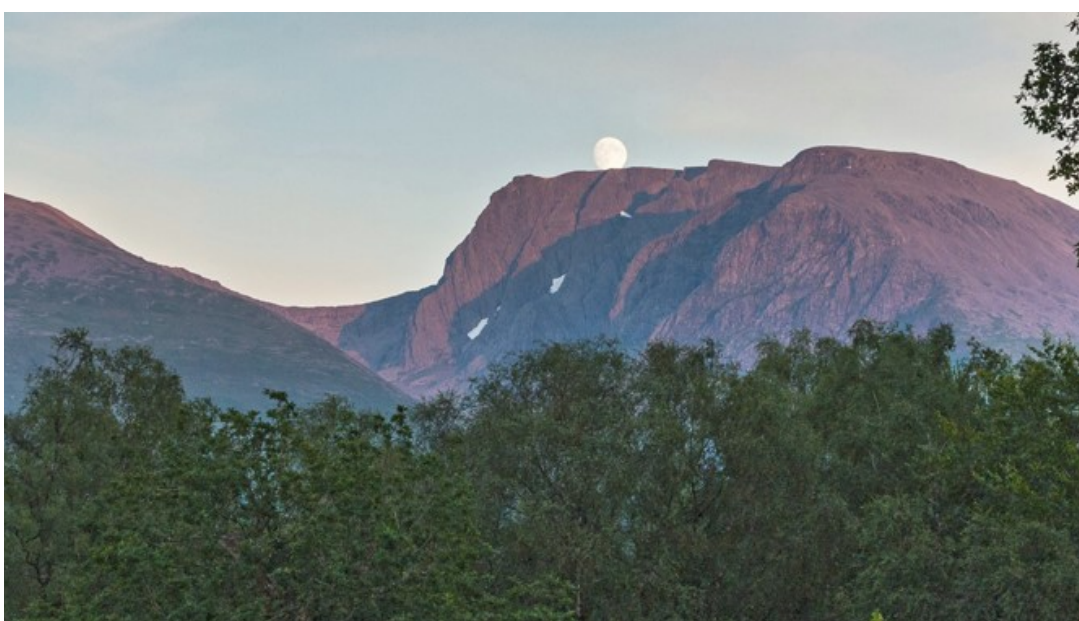
Nestled between the River Lochy and famous Caledonian Canal, Dalrieada is located in Torcastle, a small community in upper Banavie. While the area offers a quiet, rural location, it is only five miles drive from the main town of Fort William, with all its amenities, schools, hospital etc. The area also provides an ideal base to take advantage of the numerous leisure and pleasure activities the region - known as 'The Outdoor Capital of the UK' - has to offer. Torcastle as a location offers stunning views of Ben Nevis and Aonach Mor and holds the ruins of the old Tor Castle, stronghold of the Clan Cameron. From the property you can enjoy walk to the river, and/or, canal, to enjoy swimming, paddle boarding or canoeing.

- Superior Detached Villa set in 2.2 acres of Generous Private Grounds
- Panoramic Countryside Views in Rural Location
- Lounge with Stove
- Spacious, Dining Kitchen
- Utility Room & Boot Room
- 5 Bedrooms (Principal Suite & 2 En-suite, 1 with Sauna)
- Bathroom & Cloakroom
- Double Glazing & Oil Fired Central Heating & FIT Solar PV's
- Extensive Garden Grounds with Hot Tub
- Large Outbuilding
- EPC Rating: D 63

MacPhee & Partners, Airds House, An Aird, Fort William, PH33 6BL
01397 70 2200 :: estateagency@macphee.co.uk :: www.macphee.co.uk



Zoopla.co.uk





Accommodation Dimensions

Dining Hallway 7.2m x 4.6m

Slightly L-shaped, with window to front. Stairs to upper level. Bespoke under stair display unit. Doors to lounge, kitchen/diner, bathroom and bedrooms. Built-in cupboard. Laminate flooring. Glazed entrance door with glazed side panels.

Lounge 5.2m x 3.9m

With patio window to front. Feature stove set on granite hearth. Laminate flooring.

Kitchen/Diner 7.1m x 3.5m

L-shaped, with windows to rear and side. Fitted with solid wood kitchen units offset with solid wood worksurfaces. Feature AGA (electric computerised). Integral fridge/freezer. Integral dishwasher. Porcelain sink unit. Tiled splashback. Laminate flooring. Doors to utility room and boot room.

Utility Room 2.6m x 1.6m

With window to boot room. Fitted with wooden kitchen units offset with laminate work surfaces. Stainless steel sink unit. Plumbing for washing machine. Tiled flooring.

Boot Room 2.3m x 1.7m

With wooden door with glazed panel to rear garden. Windows to side and rear. Tiled flooring. Door to cloakroom.

Cloakroom 1.9m x 1.0m

With window to rear. Fitted with white coloured suite of WC and wash hand basin. Tiled flooring.

Bathroom 2.6m x 2.4m

With frosted window to rear. Fitted with cream coloured suite of WC, wash hand basin set on vanity unit and bath. Tiled splashback. Built-in cupboard. Wood lined ceiling.

Bedroom 3.1m x 3.1m

With window to rear.

Principal Bedroom 4.2m x 3.8m

With windows to front and side. French doors to raised decking area with hot tub. Open to dressing area. Doors to cloakroom and bathroom.

Dressing Area 2.3m x 2.3m

Fitted wardrobes and dressing table. Hatch to loft.

Cloakroom 2.2m x 1.6m

With frosted window to rear. Fitted with modern white coloured suite of WC, bidet and wash hand basin. Heated towel rail. Tiled splashback. Tiled flooring – with electric under floor heating.

Bathroom 3.5m x 2.5m

With frosted window to rear. Fitted with modern white coloured suite of his and hers wash hand basins, bath and mains spa shower cubicle with wet walling. Heated towel rail. Tiled splashback. Tiled flooring – with electric under floor heating.

Bedroom 3.3m x 2.6m

With window to front. Built-in wardrobe. This room is currently used as a study.

Upper Level

Landing

With Velux window to front. Vaulted ceiling. Two large built-in cupboards. Hatch to loft. Doors to bedrooms.

Bedroom 4.0m x 2.7m

With Velux windows to front and rear. Built-in wardrobe. Door to en-suite shower room.

En-Suite Shower Room 2.5m x 1.0m

Fitted with white coloured suite of WC, wash hand basin and wet walled shower cubicle with mains shower. Heated towel rail.

Bedroom 5.4m x 4.1m

L-shaped, with Velux windows to front and rear. Built-in wardrobe with mirrored sliding doors. Hatch to loft. Access to eaves. Door to en-suite shower room.

En-Suite Shower Room 2.8m x 2.1m

With Velux window to rear. Fitted with cream coloured suite of WC, wash hand basin, bidet and tiled shower cubicle with mains shower. Tiled splashback. Built-in cupboard. Door to sauna.

Sauna 2.3m x 1.7m

Wood lined with fitted seating.

Garden

The property is set within approximately 2.2 acres of beautifully mature grounds. The gardens are a true highlight of the property, featuring tranquil ponds that add charm and attract local wildlife, while a sweeping driveway provides an impressive approach. Mature native trees create a canopy of greenery, with winding walkways leading through the grounds. The setting is both private and picturesque, with each corner revealing a new scenic view or feature. A spacious outbuilding sits within the grounds, offering excellent versatility - ideal for storage, a workshop, a carport and other uses. To the front, a generous patio area enjoys direct and uninterrupted views of Ben Nevis, as well as a raised deck area with hot tub - an idyllic space to unwind and take in the stunning Highland scenery.

Travel Directions

From Fort William take the A830 road to Mallaig and proceed over the Caledonian Canal, turning right immediately thereafter on to the B8004, signposted Gairloch. Proceed along this road towards Muirshearlich, turning right where signposted Seangan Croft. Follow this road to the right, Torcastle is accessed through a tunnel under the Caledonian Canal. The entrance to Dalriada is second on the left when exiting the tunnel.





Title Plan
The area outline red is included in the sale.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



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. MacPhee & Partners is a trading name of MacPhee & Partners LLP a Limited Liability Partnership registered in Scotland (SO305286) and having its Registered Office at Airds House, An Aird, Fort William, PH33 6BL. 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).