



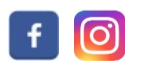
## BAYVIEW | CAMUS NA HA | BY FORT WILLIAM | PH33 7NN

### OFFERS OVER: £445,000

Occupying a superb position with magnificent views over Loch Eil, Ben Nevis, and the surrounding countryside, the sale of Bayview presents an exciting opportunity to purchase a superior detached property. In excellent condition both internally and externally, the property boasts numerous features, including a spacious, bright, and airy lounge with a feature wood-burning stove and patio doors leading to a raised decking area; an impressive dining kitchen with solid granite work surfaces; and generously sized bedrooms, the principal of which includes a dressing area and en-suite bathroom, to name but a few. Situated in a small, exclusive development, the property offers a stunning family home. However, due to its location, it could also serve as a luxury holiday home or premium self-catering let.

The property is located in the small community of Camus Na Ha, an area renowned for its wonderful woodland, on the banks of Loch Eil, on the A830 'Road to the Isles', linking Fort William to Mallaig. Camus Na Ha benefits from a remote feel, yet the property is located only 2 miles from the village of Corpach with shops, schooling, church and marina, not to mention the Caledonian Canal. Further facilities are located in Fort William, four miles further south. Lochaber is the 'Outdoor Capital of the UK' where a range of activities are all within easy reach of the property. Skiing on Aonach Mor or Glencoe, golf at Fort William, Spean Bridge or Traigh, and mountain biking, are just some of the outdoor pursuits available in the area. Lochaber is also an ideal base for water sporting pursuits, such as sailing or fishing.

- Superior Detached Property set in Generous Grounds
- Views to Loch Eil & Ben Nevis
- In Excellent Order
- Lounge with Impressive Wood Burning Stove
- 5 Bedrooms (Principal En-suite)
- Spacious Kitchen/Diner & Utility Room
- Family Bathroom & Cloakroom
- Double Glazing
- Oil Fired Central Heating & Electric Underfloor in Areas
- Landscaped Garden Grounds
- Garage & Workshop
- EPC Rating: D 58



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## Accommodation Dimensions

**Entrance Vestibule 1.7m x 1.7m**

With entrance door with glazed panel. Hatch to basement. Door with glazed panel to hallway.

**Hallway**

With feature stairway to upper level. French door to lounge and doors to bedroom, cloakroom and open-plan kitchen/diner. Under stair cupboard. Laminate flooring with underfloor heating.

**Lounge 5.5m x 4.1m**

With feature Contura wood burning stove. Patio doors to raised decking area, enjoying stunning views. Window to side.

**Principal Bedroom 4.6m x 3.5m**

With windows to view and side. Archway to dressing area - with two fitted double wardrobes with mirrored sliding doors and doorway to en-suite bathroom.

**En-suite Bathroom 2.6m x 1.9m**

With frosted window rear. Fitted with modern white suite of wash hand basin set on vanity unit, bath and tiled shower cubicle with mains shower. Glass bricks to dressing area. Tiled flooring with underfloor heating.

**Cloakroom 2.6m x 2.4m**

With frosted window to rear. Fitted with white suite of WC and wash hand basin set on vanity unit. Heated towel rail. Laminate flooring with under floor heating.

**Open-Plan Kitchen/Diner 7.4m x 5.0m**

L-shaped, with windows to view, rear and side. Patio

doors to side decking area. Fitted with In-toto kitchen units offset with granite effect work surfaces and splash-back. AEG oven. AEG hob with Whirlpool chimney hood over. Integral AEG micromat-duo. Stainless steel sink. Appliance area. Laminate flooring with underfloor heating. Door to utility room.

**Utility Room 3.5m x .2.1m**

With glazed UPVC door to rear. Fitted with white gloss kitchen units offset with granite effect work surface. Composite sink unit. Tiled splashback. Plumbing for washing machine and dishwasher. Grant combi boiler. Tiled flooring. Fitted drying rail.

**Upper Level**

**Landing**

With doors to bedrooms and bathroom. Two built-in cupboards. Hatch to loft.

**Bedroom 4.1m x 3.5m**

With dormer window to view and window to side. Two fitted double wardrobes with mirrored sliding doors.

**Bathroom 2.9m x 1.9m**

With frosted dormer window rear. Fitted with white Heritage suite of WC, wash hand basin and bath with shower attachment and mains shower over. Tiled walling. Wall mirror with light. Heated towel rail.

**Bedroom 2.6m x 2.4m**

With Velux to rear. Louvre door to storage space - housing megaflo.

**Bedroom 5.1m x 4.0m**

With dormer to view and window to side. Two fitted double wardrobes with mirrored sliding doors.

**Bedroom 3.9m x 2.6m**

With window to view.

**Garden**

Bayview sits in large beautifully maintained garden grounds. The entrance is laid to tarmac and leads to the garage and the side of the property - providing parking and a turning area. The grounds are laid in the main to lawn offset with mature flowerbeds providing colour and interest throughout the seasons. There are two raised patio areas and a level patio area, which take in the fantastic views of loch and countryside. Pathways meander around the grounds past the mature trees and shrubs. External lighting.

**Garage and Workshop**

**Workshop 3.5m x 3.5m**

With three windows to side. Electric up and over door. Doorway to garage. Concrete floor. Light and power. Fitted shelving.

**Garage 5.7m x 3.4m**

With window to rear. Entrance door to side. Electric up and over door. Concrete floor. Light and power. Fitted shelving.

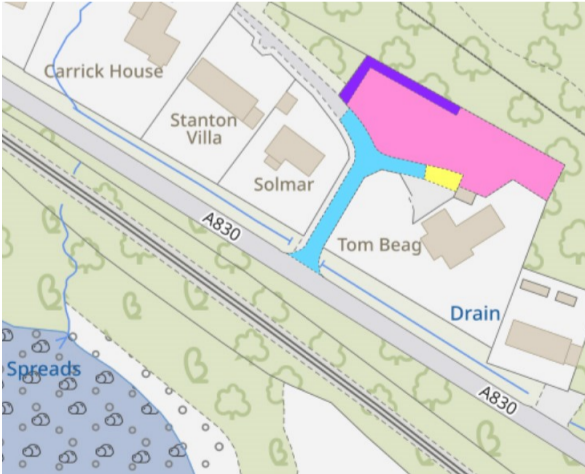
**Travel Directions**

Travelling from Fort William on the A82, turn left on to the A830 road to Mallaig. Continue on this road, passing through the village of Corpach. On the straight passing Linnhe Caravan Park, take the second turning on the right, and Bayview is the second property on the right hand side.

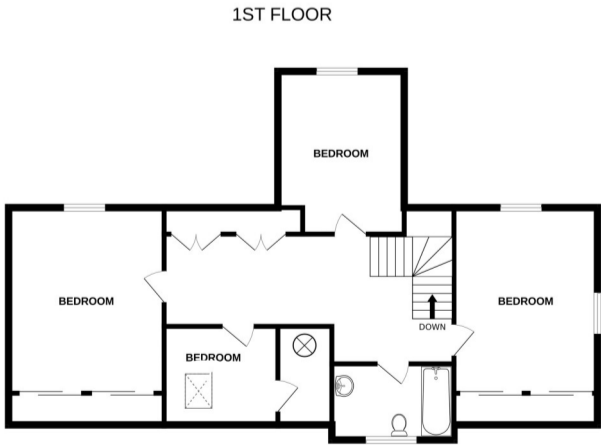
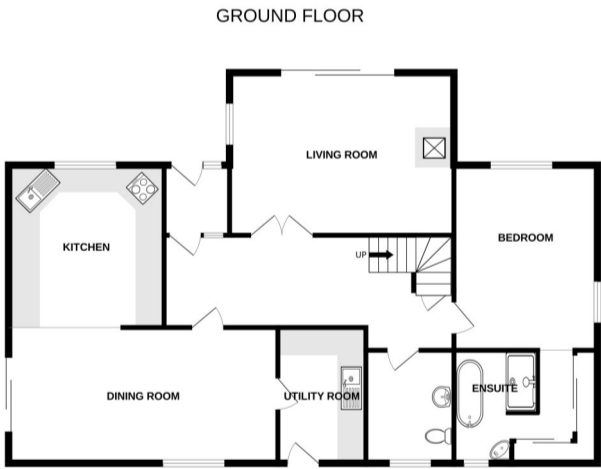




**Title Plan**  
The area shaded pink and purple are included in the sale. The areas shaded blue and yellow are sharded accesses.



**Floor Plan**



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