



ROWAN COTTAGE AND CROFT | ARIVEGAIG | ACHARACLE | PH36 4LE



GUIDE PRICE: £190,000

The sale of Rowan Cottage presents a rare opportunity, to acquire a charming detached property, set within approximately 2.49 acres of tenanted croft land, together with an outbuilding. Located in the picturesque settlement of Arivegaig, on the outskirts of Acharacle, the property enjoys stunning views over the surrounding countryside. This is an exciting project for the successful purchaser, with the option to renovate the existing cottage or extend it further—full planning permission is already in place. The sale offers a genuine rural lifestyle opportunity.

Arivegaig is a small crofting township which is formed around the picturesque Kentra Bay, and forms the perfect place to explore the rugged beauty of this wonderful area on the Ardnamurchan Peninsula, with the Singing Sands and Ardtoe Beach all within easy reach. The property is located some three miles from the main village of Acharacle, a thriving community offering a wide range of amenities including hotel, shops, post office, bakery, tearoom, doctors surgery and churches. The highly regarded primary school is also located locally in the village, while the secondary school is some eight miles away in the neighbouring village of Strontian, making this an ideal family home.

- Charming Detached Property with 2.49 Acre Croft
- Desirable, Rural Location
- Full Planning Permission to Extend Cottage
- Lounge
- Kitchen/Diner
- Bathroom
- 3 Bedrooms
- Solid Fuel Heating System
- Decrofted Garden Area
- Outbuilding
- EPC Rating: F 33

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Accommodation and Details

Entrance Porch 1.4m x 1.3m

With wooden entrance door. Window to front. Door to hallway.

Hallway

With stairs to upper level. Walk-in, under stair cupboard. Doors to lounge and bedroom.

Lounge 3.5m x 3.4m

With window to front. Tiled fireplace. Door to kitchen/diner.

Kitchen/Diner 4.0m x 3.2m

With windows to rear and side. Sink unit. Built-in cupboard. Hatch to loft. Door to rear hallway.

Bedroom 3.5m x 3.1m

With window to front. Feature fireplace.

Rear Hallway

With door to side garden. Built-in cupboard. Door to bathroom.

Bathroom 2.4m x 2.1m

L-shaped, with frosted window to rear. Fitted with WC, wash hand basin and bath.

Upper Level

Landing

With Velux window to rear. Doors to bedrooms.

Bedroom 4.0m x 3.7m

With dormer window to front. Built-in cupboard.

Bedroom 3.7m x 3.1m

With dormer window to front.

Garden

The garden grounds surrounding the property are laid to grass. Parking is available to the side of the property, whilst the outbuilding is located to the rear of the property. The grounds offer a blank canvas to the successful purchaser.

Croft

The tenanted croft for sale is outline red on the title plan and extends in total to approximately 2.49 acres (1.0097 hectares). The area shaded green is the decrofted house and garden, which is 0.17 acres (0.07 hectares). The croft is registered, in the Crofting Register, under schedule number C7992. There is also a souming 3 cow and 19 sheep share in the local common grazing. The croft comprises a mainly level, one good-sized field. Useful link: www.crofting.scotland.gov.uk

Outbuilding

Of timber construction.

Planning Permission

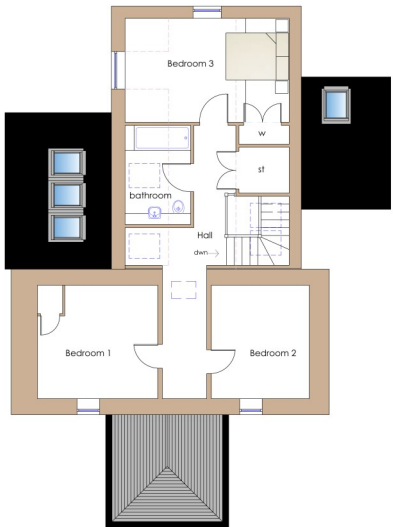
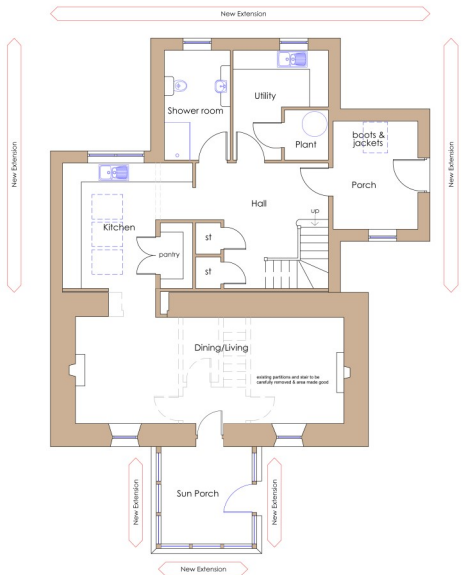
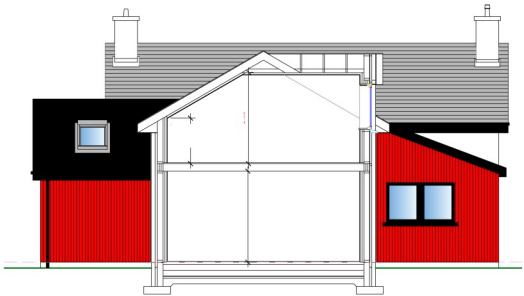
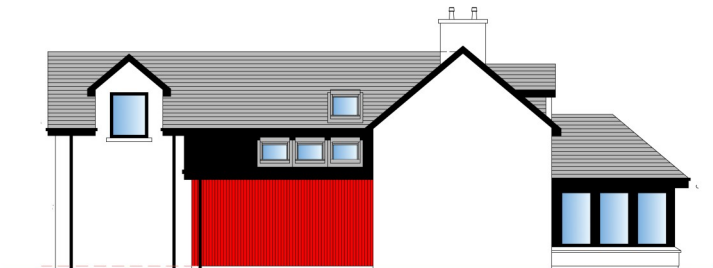
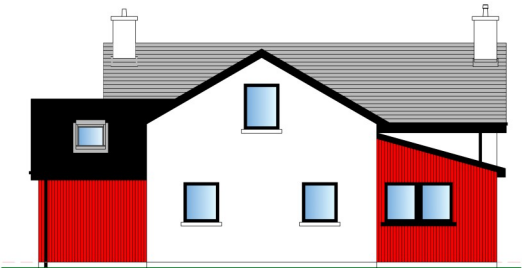
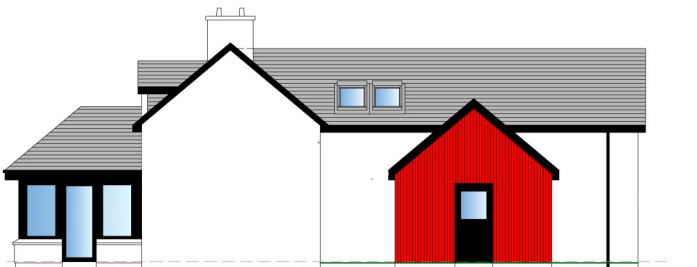
Full Planning Permission was granted on 31st October 2024 for the demolition of the existing porch and rear extension, erection of sunroom and extension of Rowan Cottage. Copies of the planning and proposed floor plans and elevations are available on the Highland Council Planning website or by request from the selling agent.

Travel Directions

From Fort William take the A82 south for 8 miles then cross over on the Corran Ferry. At Ardgour, turn left and follow the road to Strontian and proceed on towards Acharacle. When entering Acharacle proceed right through the village and at the Church of Scotland, take the turning on the left at the crossroads, signposted Kentra B8044. Follow this road for approximately 1.3 miles, and turn right before a small bridge. Rowan Cottage is the 6th property on the right hand side.

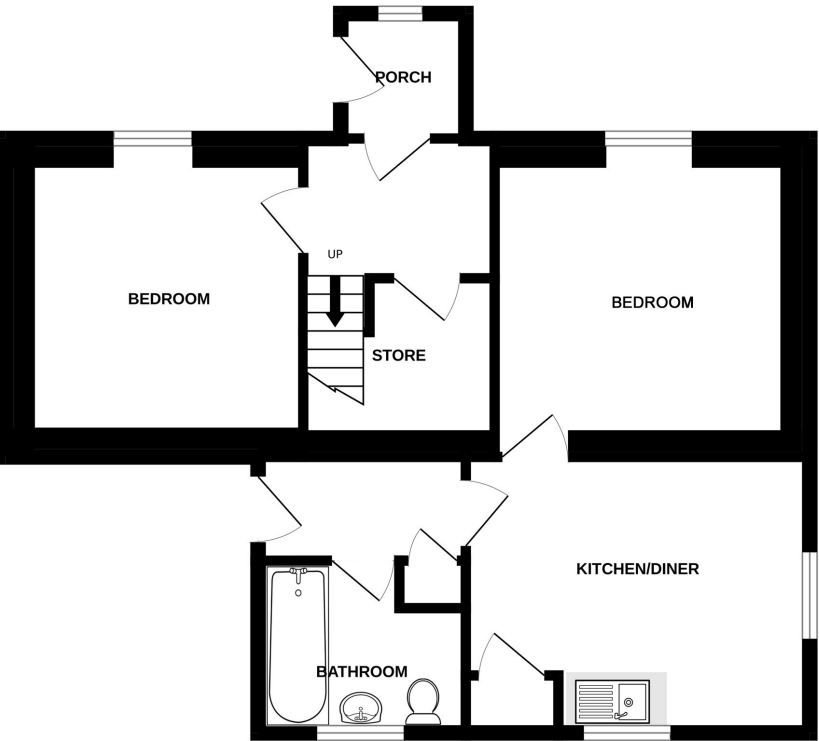


Proposed Planning Permission—Elevations and Floorplan

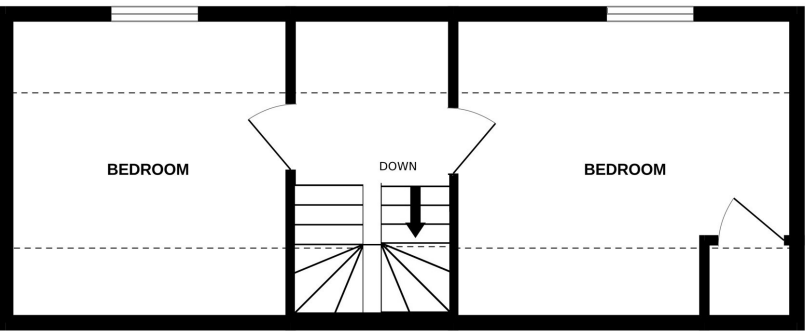


Floor Plan

GROUND FLOOR



1ST FLOOR



Title Plan

The area outlined red shows the tenanted croft, whilst the area shaded green, shows the decrofted house and garden ground.



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)'.