



FORMER ARDNAMURCHAN PARISH CHURCH | KILCHOAN | ACHARACLE | PH36 4LH



PRICE GUIDE: £175,000

The sale of the former Ardnamurchan Parish Church offers an exciting, and rare opportunity, to purchase a unique B listed building, located in the desirable coastal village of Kilchoan, set in naturally lawned grounds of around 0.4 acres, offset with mature trees. With stunning views to the countryside and sea beyond, the church is in need of significant renovation, however offers a superb generous internal space of around two hundred and eighty six squared metres, is ripe for conversion, and features a striking bell tower. The accommodation on offer currently comprises an entrance vestibule, nave with original pulpit and some pews, cloakroom, and upper gallery areas. The church is being sold as seen, however, could offer the successful purchaser an exciting residential renovation project, subject to planning. Please note, the sale includes five shipping containers, two welfare units, and a lorry exhibition with a small kitchenette.

Kilchoan is a small crofting village on the Ardnamurchan peninsula, which is famed for its natural rugged beauty and wildlife. Approximately 53 miles west of Fort William, Kilchoan village has a community hall and primary school. In addition, there is a ferry link to Tobermory, on the Isle of Mull. The location, in this most attractive part of the highlands, means that it is well-placed to take advantage of the many leisure and pleasure activities which the area has to offer, including the beautiful sands of Sanna Bay.

- Charming Former Church
- Desirable Rural Village Location with Countryside & Sea Views
- Many Original Features
- Private Grounds Extending to Around 0.4 Acres
- Renovation Project
- 5 Shipping Container, 2 Welfare Units & Lorry Exhibition

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Accommodation

The total net internal floor area equates to around 286 sq m, which includes the first floor galleries. The remaining accommodation comprises:

Entrance Vestibule

With wooden double doors. With door to nave and bell tower stairs entrance.

Nave

With feature windows, arched roof and wooden flooring. Wooden pews. Fitted original decorative wooden alter with steps. Door to cloakroom.

Cloakroom

With window. White WC and wash hand basin.

Upper Levels

East & West Galleries, and Laird’s Gallery in the Bell Tower area. With wooden pews.

Services

The church benefits from mains supply water, electricity and drainage connections.

Planning

The subject property comprises part of a Category B Listed Building and falls within Class 10 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. In addition to its current use, it could be used, as a crèche, day nursery, day centre, educational establishment, museum or public library without the necessity of obtaining planning permission for change of use. The property may be suitable for redevelopment for residential use subject to the necessary consents being obtained but interested parties are advised to satisfy themselves as to the position as no warranty is given by the Seller as to this.

Please note the church is being sold as seen. It would be up to any purchaser to look in to change of use and/or planning.

Travel Directions

From Fort William take the A82 south to Corran Ferry. When exiting the slipway turn left and follow the A861 to Salen. At Salen junction turn left onto the B8007 to Kilchoan. When entering Kilchoan at the sign, proceed over the cattle grid and continue ahead for around 0.7 miles. The church is located on the right hand side, just after the Primary School and signpost for the ferry.



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Title Plan

The area outlined red is included in the sale and equates to around 0.4 acres.



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)'.