



INSH COTTAGE | INSH | SPEAN BRIDGE | PH34 4EY

PRICE GUIDE: £245,000

Situated on the edge of the desirable village of Spean Bridge, the subjects of sale form a charming detached cottage, set in delightful garden grounds of around 0.7 acres. Striking in design, this deceptively spacious property offers good sized accommodation, conveniently arranged over two levels, comprising a semi-circular lounge with feature exposed stone wall, an open-plan kitchen, dining and garden room with French doors to the rear, bedroom, bathroom, cloakroom, entrance porch and hallway on the ground level, whilst three further bedrooms, a landing area and a mid-hallway/small study area on the upper level complete the accommodation. Benefiting from double glazing and oil fired central heating, the cottage is very characterful, however upgrading and modernisation would be advantageous. Due to the size and location, Insh Cottage would be ideally suited as a permanent family home, as an idyllic holiday home, or an exciting investment opportunity for the very buoyant longer term or self-catering rental market, following works.

Spean Bridge is a very desirable location with thriving community, offering a wide range of amenities for a village, including a local Spar shop, hotel, cafes, restaurant and golf course. The village connects to the rest of The Highlands through its own train station, bus links and main "A" road. Additional amenities are available in Fort William, 10 miles away. The local area provides the opportunity to access a wealth of outdoor activities including the Great Glen and Nevis Range Ski Area, which also hosts downhill and cross country mountain bike riding, hill walking, sailing or exploring the footpaths along the Caledonian Canal only a few minutes drive from the property.

- Charming Detached Cottage
- Idyllic Secluded Location with Stunning Countryside & Mountain Views
- Lounge with Striking Open Fire
- Open-Plan Kitchen, Dining & Garden Room
- 4 Bedrooms & Small Study Area
- Bathroom & Separate Cloakroom
- Double Glazing & Oil Fired Central Heating
- Spacious Woodland Garden of around 0.7 Acres (with SSSI Status)
- Private Driveway & Parking
- Timber Workshop plus Open Wood & Coal Store
- EPC Rating: D 56

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Open-Plan Kitchen, Dining & Garden Room 9.8m x 4.9m

Slightly L-shaped, with windows to front, sides and rear. Vaulted ceiling at garden room area with eight fixed roof windows, fully glazed French doors to rear, and fitted wooden cupboards and shelving. Fitted with oak framed kitchen units, offset with solid wooden work surfaces and granite inserts. Undermounted Belfast sink unit. Stainless steel extractor chimney. Plumbing for washing machine. Grant boiler. Doors to lounge and entrance hallway.

Lounge 5.8m x 5.2m

Semi-circular room with three fixed windows to side and patio doors to rear. Open fireplace with feature stone wall and hearth. Parquet flooring. Wooden clad ceiling.

Entrance Hallway 3.4m x 2.8m

L-shaped, with stairs to upper level. Doors to front porch, bedroom and bathroom.

Front Porch 1.8m x 1.8m

With fixed window to side and wooden storm doors to front. Hatch to loft. Sliding door to cloakroom.

Cloakroom 1.8m x 1.0m

With frosted window to side. Fitted with avocado coloured suite of WC and wash hand basin. Tongue-and-groove walling.

Bedroom 4.6m x 2.6m

With windows to front and side. Built-in wardrobe and shelved cupboard, with triple doors.

Bathroom 2.6m x 2.5m

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

Tongue-and-groove panelling and tiled splashbacks. Built-in cupboard housing Megafllo hot water tank.

Upper Level

Landing 3.4m x 3.0m

L-shaped, with Velux window to rear. Built-in cupboard. Open to bedroom and small study area.

Bedroom 3.8m x 3.3m

With Velux windows to front and rear. Exposed stone wall.

Small Study Area/Inner Hallway 3.3m x 3.0m

With Velux window to front. Two small raised built-in cupboards. Doors to two bedrooms.

Bedroom 4.5m x 3.2m

With Velux windows to both sides. Fitted storage area. Laminate flooring.

Bedroom 5.2m x 3.7m

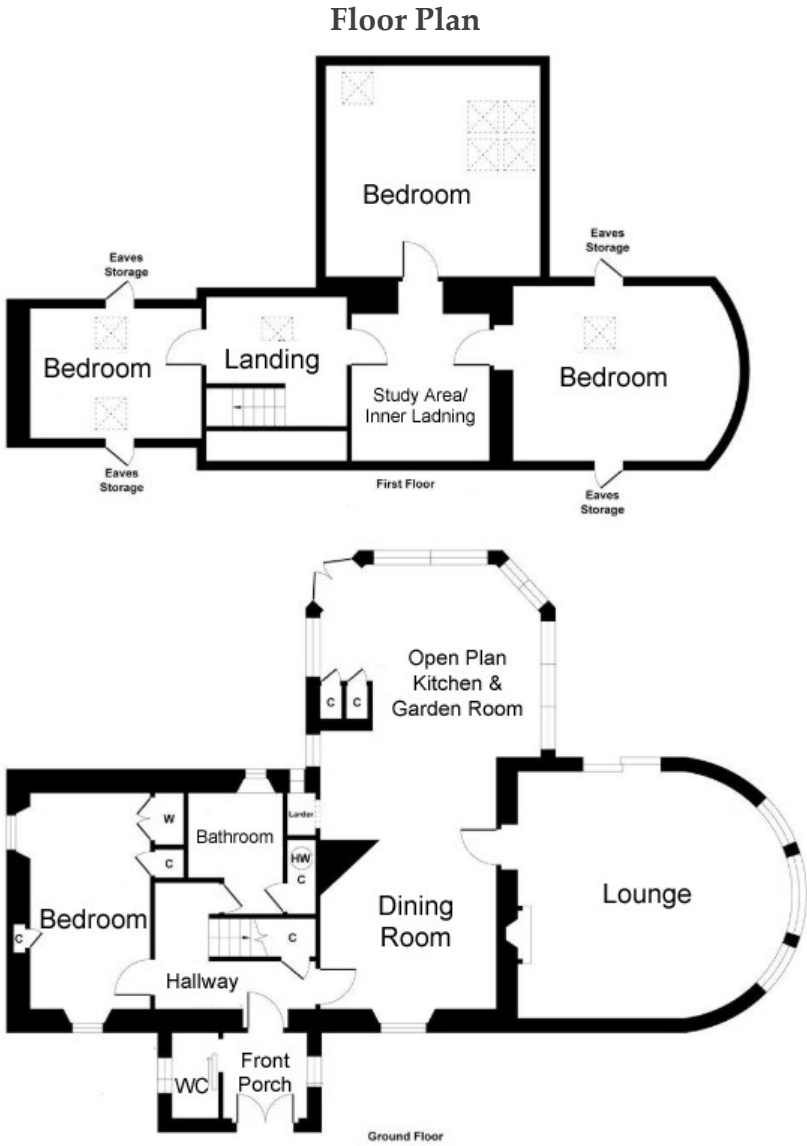
L-shaped, with Velux windows to front and rear.

Workshop 5.0m x 3.2m

Timber, with double doors to rear, and single door to side. Two single glazed fixed windows to side. With light and power. Open wood and coal store to rear (3.2m x 2.4m).

Garden

The property is surrounded by grounds on all sides, and is approached by a private driveway, providing ample parking. Laid to a mainly natural state, the grounds are enclosed and feature many varieties of mature trees, including apple trees, shrubs, and bushes, offset with bedding areas, cobbled pathways and a burn. A garden shed is also included in the sale.



The area outlined red indicates the title for sale and equates to around 0.7 acres. The land has SSSI status under Parallel Roads of Lochaber. Further information is available from the following links:
<https://digital.nls.uk/pubs/e-monographs/2020/216586066.23.pdf>
<https://sitelink.nature.scot/home>

Travel Directions

From Fort William, take the A82 road north towards Inverness for around 10 miles to the village of Spean Bridge. On entering the village, pass Faith's Café on the right hand side, and take the turning on the right signposted for Corriechoille, Insh and the Railway Station. Follow the single track road ahead for around 2.6 miles. Insh Cottage is the first property located on the right hand side, directly after the bridge and metal gate, with a sweeping driveway.

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