



## STRAVAIG HOUSE | LONGRIGG | STRONTIAN | PH36 4HY

GUIDE PRICE: £375,000



Enjoying an exceptional elevated position, boasting views over Loch Sunart to the surrounding countryside, the subjects of sale form a most impressive detached villa, set in generous, private garden grounds of around 0.5 acres with ample off road parking. Stravaig House is located on the edge of the desirable coastal village of Strontian at Longrigg, is in excellent order, beautifully presented and benefits from double glazing and oil fired central heating. The property provides spacious, flexible accommodation, conveniently arranged over two levels, comprising a formal lounge and separate dining room, a bright, triple-aspect open-plan kitchen, dining and family room, utility room, cloakroom, entrance porch and welcoming hallway on the ground floor, whilst the principal bedroom with en-suite shower room, family bedroom consisting of two rooms, further double bedroom, and the family bathroom, are all located on the first floor. Due to the size and location, Stravaig House would be ideally suited as a fantastic permanent home, as an idyllic holiday retreat, or as an investment opportunity in a buoyant, premium self-catering market (the current owners have a short term licence in place).

The property is quietly situated in the popular village of Strontian, which is located at the head of Loch Sunart amidst spectacular Highland scenery. The village has a range of amenities, with shops, hotels, post office, doctor's surgery, primary school and secondary school. Further facilities and amenities are available at Fort William some 23 miles distant. The area provides an ideal base to take advantage of all the West Highlands have to offer, including skiing, sailing, walking and fishing to name but a few.

- Impressive Detached Villa
- Idyllic Village Location with Countryside & Loch Views
- In Immaculate Order & Beautifully Presented
- Superb Open-Plan Kitchen, Dining & Family Room
- Formal Lounge & Separate Dining Room
- Utility Room & Cloakroom
- 3 Bedrooms (Principal Bedroom with En-Suite Bathroom)
- Family Bathroom
- Double Glazing & Oil Fired Central Heating
- Spacious Grounds around 0.5 Acres
- Off Road Private Parking & Garden Shed
- Short Term Licence (STL) in place
- EPC Rating: D 66



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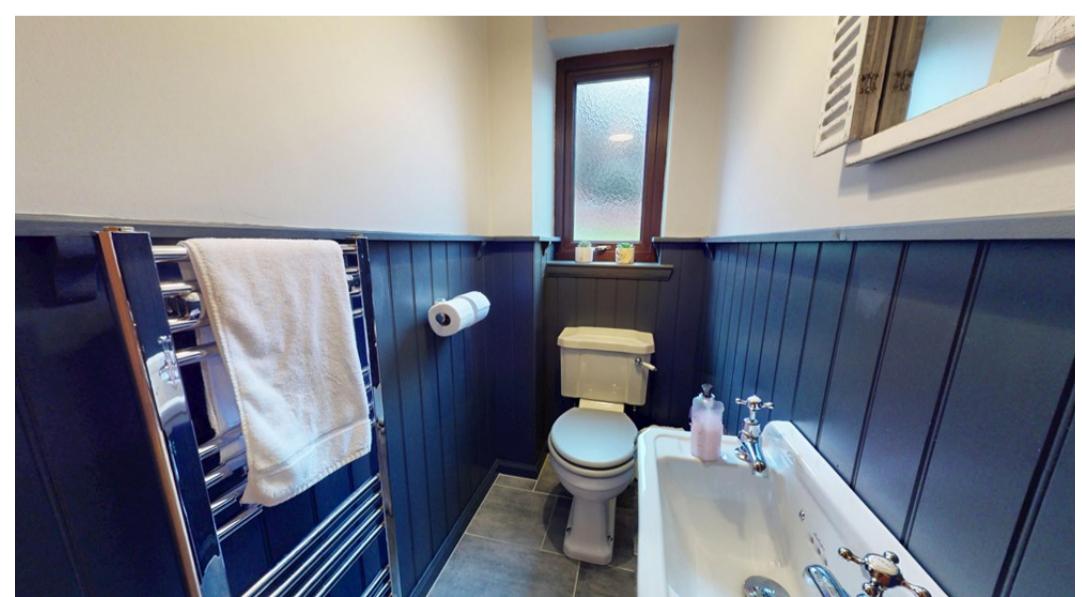
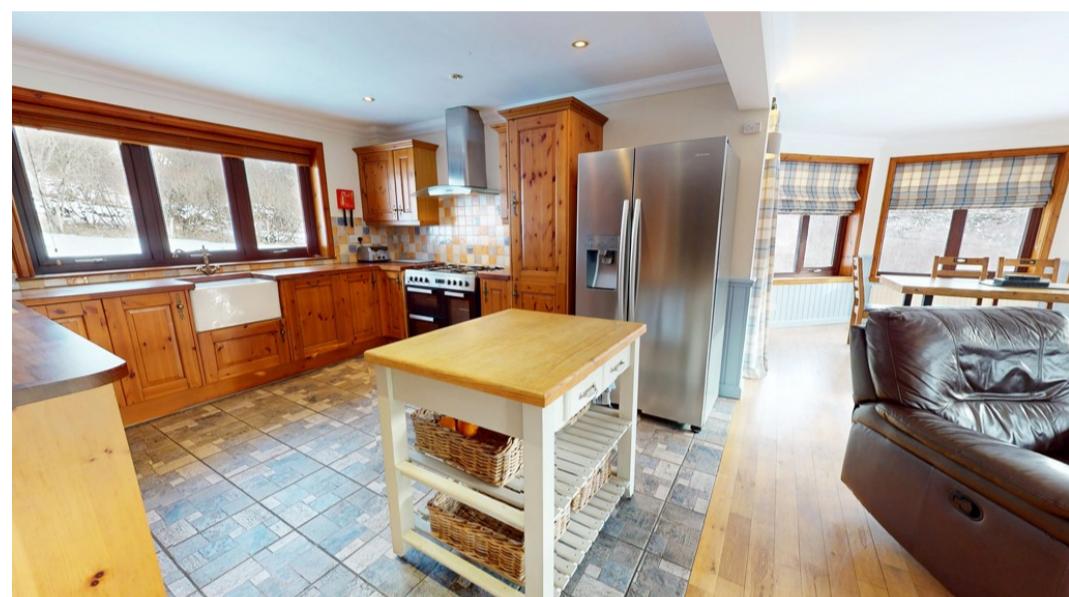
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# Accommodation Dimensions

## Entrance Vestibule 1.7m x 1.6m

With frosted glazed entrance door, and window to front. Tiled flooring. Door to entrance hallway.

## Entrance Hallway 4.9m x 2.8m

With stairs to upper level. Engineered oak flooring. Doors to formal lounge and open-plan kitchen, dining and sitting room.

## Formal Lounge 4.9m x 4.2m

With triple window to loch views. Oak mantle piece and tiled hearth. Glazed French doors to dining room.

## Dining Room 4.2m x 3.8m

With double window to side and triple window to rear. Door to utility room.

## Utility Room 3.8m x 2.8m

L-shaped, with glazed, UPVC door to rear garden. Fitted with green coloured kitchen units, offset with marble effect work surface. Stainless steel sink unit. Tiled splashback. Tongue-&-Groove half walling. Tiled flooring. Built-in cupboard. Doors to cloakroom and open-plan kitchen, dining and sitting room.

## Cloakroom 1.7m x 1.0m

Very slightly L-shaped with frosted window to rear. Fitted with white suite of WC and wash hand basin. Tongue-&-Groove half walling. Heated towel rail. Tiled flooring.

## Open-Plan Kitchen, Dining & Sitting Room 8.1m x 7.2m

L-shaped, with triple aspect windows to front loch views, side and rear. Fitted with wood effect kitchen units, offset with wooden work surfaces. Beko range cooker with gas hob and stainless steel extractor chimney over. Undermounted Belfast sink. Tiled splashback. Tiled flooring in kitchen area. Engineered oak flooring in the

dining and sitting room area. Fully glazed French doors to rear garden.

## Upper Level

### Hallway 4.3m x 2.0m

U-shaped, with Velux window to front. Two built-in cupboards (access could be remade through here to the smaller of the two rooms in the family bedroom and a party wall could be reinstated to create separate bedrooms). Doors to bedrooms and family bathroom.

### Principal Bedroom 6.9m x 3.5m

L-shaped, with Dormer window to front views, and Velux window to rear. Built-in wardrobe with mirrored sliding doors. Door to en-suite shower room.



### En-Suite Shower Room 2.1m x 1.9m

With Velux window to rear. Fitted with white suite of WC, wash hand basin, and fully tiled shower cubicle with mains shower and drench head. Tongue-&-Groove half walling. Heated towel rail. Tiled flooring.



### Family Bathroom 2.7m x 1.8m

With Velux window to rear. Fitted with white suite of WC, wash hand basin, and bath with mains shower and drench head over. Tiled splashback. Tongue-&-Groove half walling. Heated towel rail. Tiled flooring.

### Bedroom 3.0m x 2.7m

With Velux window to rear. Built-in wardrobes with mirrored sliding doors.



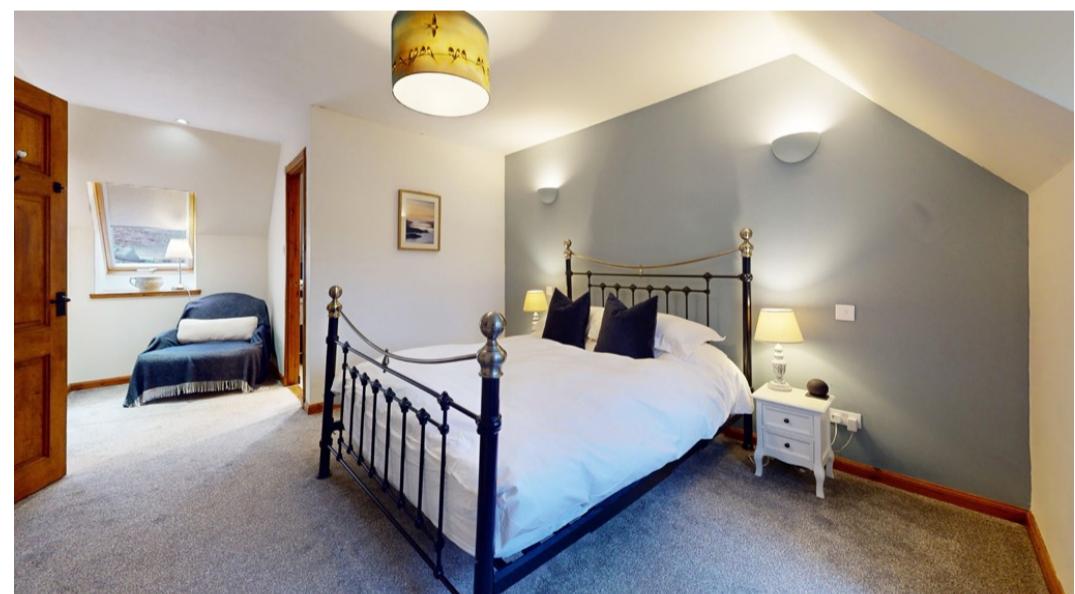
### Family Bedroom

#### First Room 3.8m x 2.7m

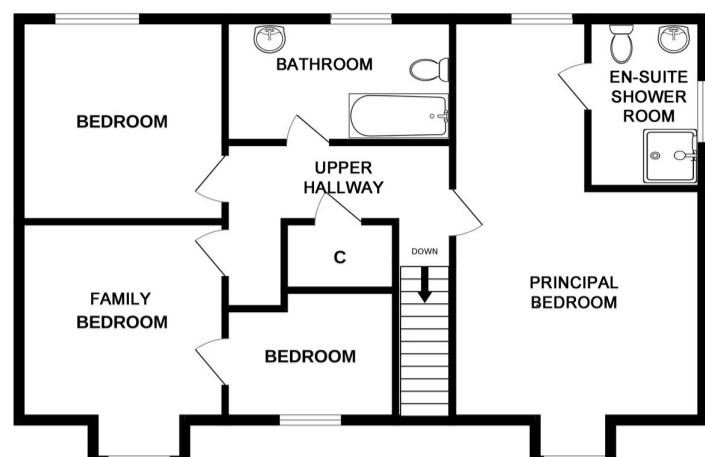
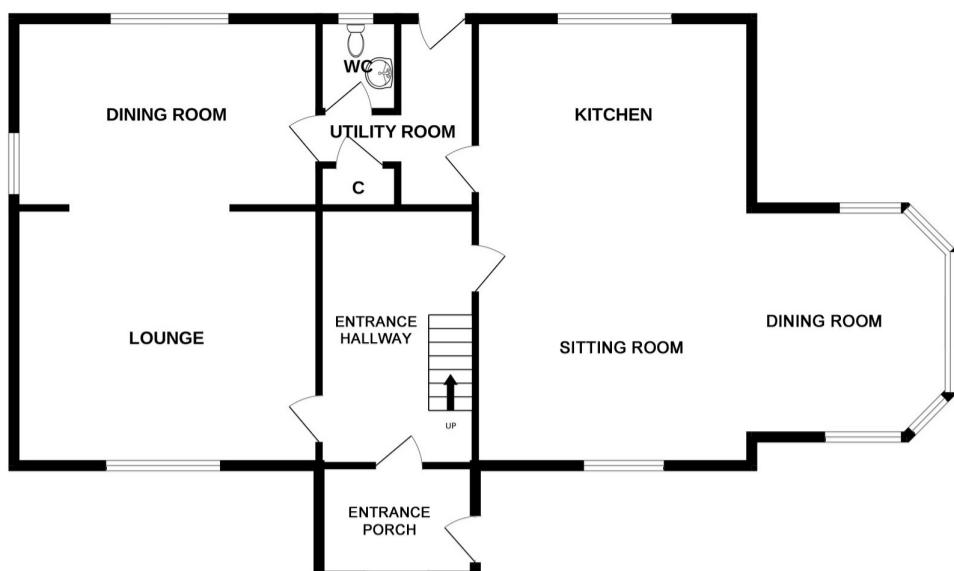
With Dormer window to front views. Open to second room.

#### Second Room 3.0m x 2.0m

With Velux window to front views.



## Floor Plan



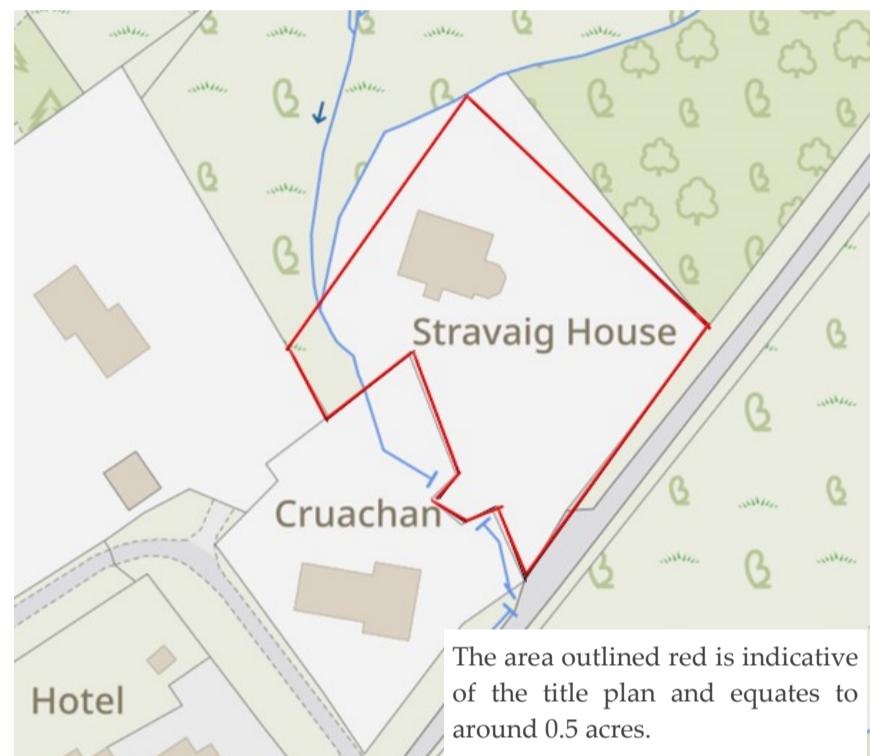
## Garden

The property sits in generous garden grounds of around 0.5 acres. Approached initially by a shared driveway with one neighbour, a private tarmac driveway leads up to the property, providing ample gravelled parking. The grounds are laid to in the main to natural lawn, offset with mature trees, shrubs and bushes. A garden shed is included in the sale.

## 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 A861 (around 12 miles). Proceed through the village on the Acharacle road for approximately one mile, and turn right where signposted Ben View Hotel. Stravaig House is located on the left hand side after the hotel and cream painted house.

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