



**Fersonas**  
Fassfern  
Kinlocheil  
By Fort William  
PH33 7NP



## PRICE GUIDE: £475,000

Occupying a superb elevated position, with magnificent views over Loch Eil, Ben Nevis and surrounding countryside, the sale of Fersonas offers an exciting opportunity to purchase a superior detached villa located in an exclusive development at Fassfern. Finished to a very high specification, the property boasts granite work surfaces, a bespoke oak and glass staircase, all wood flooring and stone tiling and fixtures to the highest standards, NorDan windows and doors, biomass heating (zoned underfloor on ground level) and wood burning stove.

The accommodation comprises – a vaulted entrance hallway, open-plan kitchen, dining and sitting area, lounge, study (6th bedroom), utility and cloakroom all on the ground floor. The upper level leads to a large landing area, five bedrooms, two of which are en-suite and family bathroom.

- Superior Detached Villa
- Panoramic Views to Loch Eil
- Most Desirable Location
- Modern, Versatile Accommodation
- In Immaculate Order & Beautifully Presented
- Fully NorDan Double Glazed
- Biomass Central Heating
- Generous Grounds Extending to 0.5 Acres with Integral Garage
- Separate Entrance to Rear Suite, Previously used for Holiday Rentals
- Excellent Internet Connection
- EPC Rating: B 83



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## Property Description

Peacefully situated and commanding panoramic views over Loch Eil, Ben Nevis and the surrounding countryside, Fersonas forms a superior detached villa, set in generous garden grounds. This striking setting is further complemented by the property itself which was designed to be a superb modern family home, created to take full advantage of its position.

In immaculate order and beautifully presented, the property offers fantastic living space and boasts numerous features such as spacious, bright and airy public rooms, picture windows, wood burning stove, underfloor heating to the ground level, an impressive kitchen/diner/sitting area with granite work surfaces, a stunning entrance hallway with vaulted ceiling and bespoke oak and glass staircase, generously sized bedrooms and modern bathrooms. The property's layout provides the owners with flexible accommodation and offers a wonderful family home, however it would also be suited as an idyllic holiday home or an opportunity to use as premium self-catering accommodation in a very buoyant holiday letting market.

The property is approached by a gravelled driveway which leads to ample parking and turning areas. To the front of the property is a covered veranda area and to the rear, a raised decking area (which gives separate access to an en-suite bedroom with living space providing a potential holiday/Airbnb opportunity), both enjoying stunning views. The fully fenced grounds feature a raised flowerbed, small natural pond, wild garden meadow and gravel paths with the remainder laid to lawn.

### Location

The property is located in the small community of Fassfern, an area renowned for its immediate unrestricted access to wonderful woodland and rivers, fantastic walks and historic estate house, a short distance from the A830 'Road to the Isles', linking Fort William to Mallaig. Fersonas benefits from a remote feel, yet the property is located only 5 miles from the village of Corpach with shops, schooling, church and hotel, not to mention the Caledonian Canal. Further facilities are located in Fort William, a mile 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.



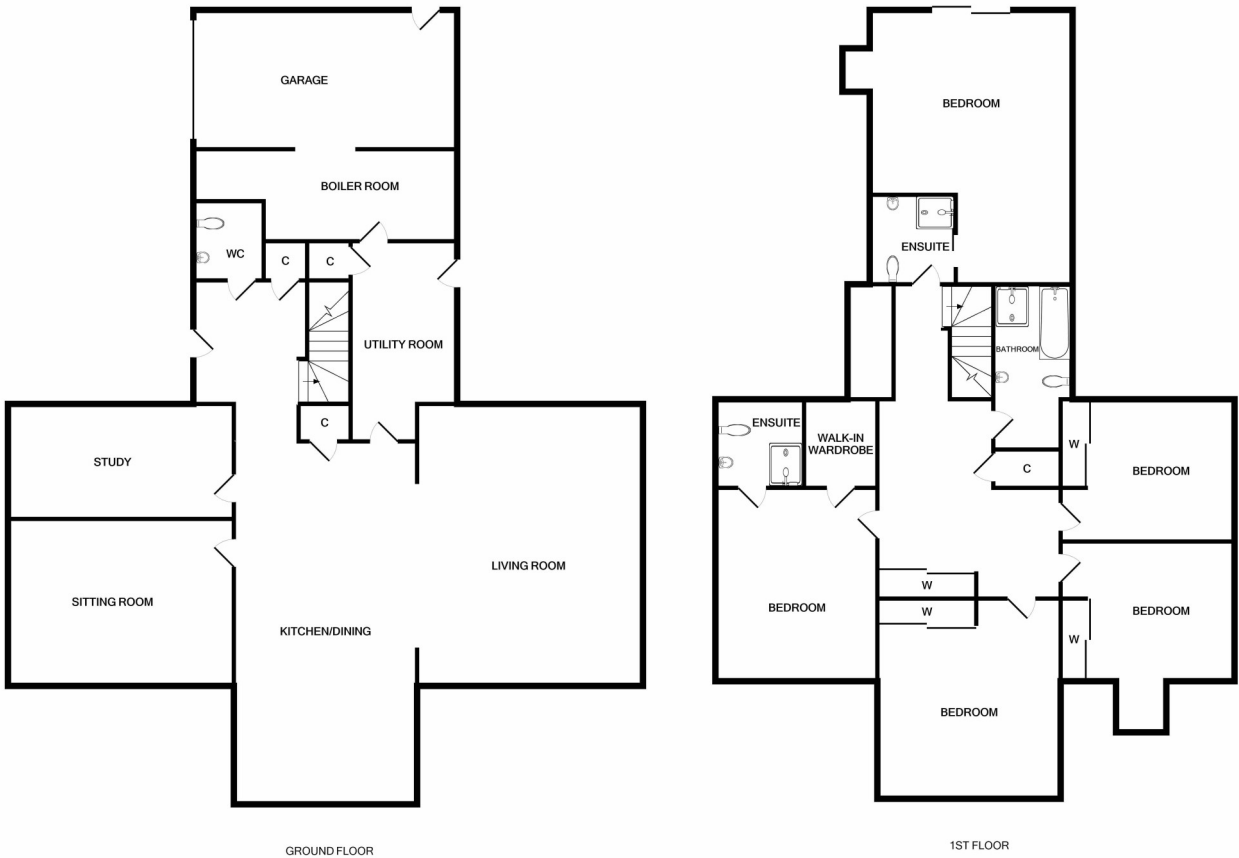








Floor Plan



Accommodation Dimensions


**Ground Floor**  
Entrance Hallway  
Cloakroom 1.7m x 1.5m  
Open-plan Kitchen, Dining & Sitting -  
◆ Kitchen 8.1m x 4.2m  
◆ Dining & Sitting Area 6.7m x 4.3m  
Lounge 4.3m x 3.9m  
Study 4.4m x 2.6m  
Utility 4.2m x 2.2m

**Upper Level**  
Landing  
Bedroom 6.0m x 5.1m  
En-Suite Shower Room 2.1m x 2.1m  
Bedroom 4.4m x 4.4m  
En-Suite 2.3m x 2.1m  
Bedroom 4.5m x 4.2m  
Bedroom 4.4m x 4.2m  
Bedroom 4.4m x 3.3m  
Family Bathroom 4.5m x 2.2m

**Garage** 6.4m x 3.5m

**Boiler/Boot Room** 6.2m x 2.3m

**Travel Directions**  
Travelling on A830 Corpach to Fassfern road for around 5 miles. When approaching Fassfern take the second turning on the right hand side where signposted - Fassfern. Then take the second turning on the left hand side and follow the road round to the left. The property is on the right hand side.



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