



# MacArthur Stewart

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## PINE CONE COTTAGE, GLENBORRODALE, PH36 4JP PRICE GUIDE £250,000

Desirable rural location in  
Ardnamurchan

Loch & Mountain Walks  
accessible from home

Detached private and  
spacious bungalow

Two/ three double bedrooms

Lounge / kitchen / dining  
room / family bathroom

Fantastic garden grounds of  
just under an acre

Garage / Off – street parking

EPC F(38)





Pine Cone cottage is a fantastic detached bungalow set within just under an acre of private garden grounds, in the beautiful Glenborrodale area of the Ardnamurchan peninsula. With an elevated position, the property overlooks the grounds, towards the hillside and loch.

The two/three bedroom cottage is tastefully decorated, benefits from plenty storage space and has ample plug sockets throughout. Built in the early 1970's and spanning approximately 96 sq ms. The accommodation includes a vestibule leading into the hall, two double bedrooms are off the hall, as is the family bathroom and large lounge, the kitchen and dining room / third bedroom are accessed through the lounge. To the rear of the property the kitchen leads through to a small conservatory to the fantastic back gardens and paths round the cottage. At the head of the driveway there is a single garage with electricity and parking for several vehicles.

Pine Cone Cottage is situated in the desirable coastal area of Glenborrodale, renowned for its rich wildlife and otter population. Within walking distance, along the bay, is the visitor centre and cafe, Glenborrodale castle, Ardnamurchan distillery and Ardnamurchan charters where boat hire and wildlife trips are available.

The cottage enjoys a peaceful location approximately 7 miles from the village of Salen where this a small shop and jetty, 10 miles from Acharacle and Fort William is 40 miles. The town of Fort William offers a wide range of shops, supermarkets, medical and dental facilities, secondary and primary schools and the Lochaber college, along with a host of leisure and sports facilities. Lochaber is celebrated as the 'Outdoor Capital of the UK', offering residents many opportunities to explore the vast wilderness by foot, mountain bike or canoe. The area has a wide range of outdoor sports, including the Nevis Range outdoor pursuits centre, only a ten minute drive away from Fort William, is the home of World downhill mountain biking, also with mountain gondola and winter ski slopes.

#### DIRECTIONS:

PINE CONE COTTAGE, GLENBORRODALE,  
ACHARACLE PH36 4JP

Departing from Fort William, take the A82 south for approximately 8 miles, crossing over on the Corran Ferry. After alighting the ferry, turn left onto the A861 following the signs for Strontian for 15 miles. Passing through the village of Strontian and towards Acharacle. Turning left at Salen, continue down the peninsula on the B8007. Turn right half way along the long straight before Glenborrodale Bay, just after the former school house. Take the diagonal fork left on the access track to the drive with the wooden gates for access to the property, Pine Cone cottage.





**VESTIBULE :** Steps with metal railings lead up to the south facing front balcony and main entrance. Inside the vestibule has space for hats and coats. An internal glazed door leads through to the hall.

**HALL:** The hallway provides access to the lounge, two double bedrooms and family bathroom. Benefiting from three spacious storage cupboards, one housing the boiler, and a hatch to the partially floored attic.

**LOUNGE:** A large and bright sitting room with a feature fire for burning wood and coal. The windows to the front enjoy views onto the garden grounds, towards Loch Sunart and the hillside beyond. The kitchen and dining room/ third bedroom are accessed from the lounge.

**KITCHEN:** This kitchen has a range of floor and wall mounted units, with wood effect worktops and mosaic tile splashback. Plumbing for a washing machine, pantry storage cupboard and large window overlooking the rear garden grounds.

**DINING ROOM / BEDROOM:** This versatile room positioned off the lounge can be used as a dining room, third bedroom or home office. There are large windows to the front enjoying the views and a further window to the side.





**BEDROOM 1:** A bright double bedroom with two built in wardrobes providing plenty of storage and front facing window overlooking the gardens. Carpet flooring and wall radiator.



**BEDROOM 2:** Spacious double bedroom with two built in wardrobes providing plenty of storage and rear facing windows overlooking the gardens. Carpet flooring and wall radiator.



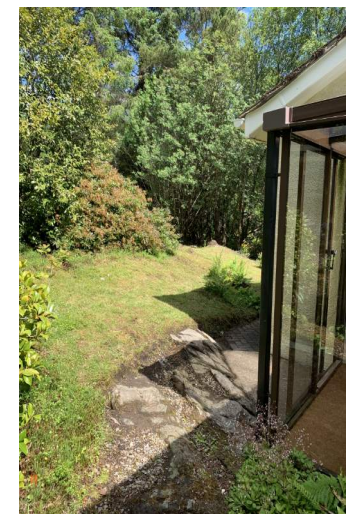
**BATHROOM:** Bright family bathroom with shower over bath, WC, wash hand basin, vanity mirror and heated towel rail. Decorated with tile flooring and walls.



**CONSERVATORY:** Accessed from the kitchen, this attractive addition to the property provides a pleasant area to sit and enjoy the sun on warm days.



**EXTERNAL:** Pine Cone Cottage enjoys a generous garden area, extending to just under an acre. The property sits on a elevated area of the grounds enhancing the views to the front. Garden gate leads up the private driveway to the generous parking area and garage. Steps lead up to the front door. The drive is lined with mature bushes, shrubs and trees. The garden grounds are fully fenced and include mature woodland, a monkey puzzle tree and cultivated shrubs to all sides, providing excellent privacy.







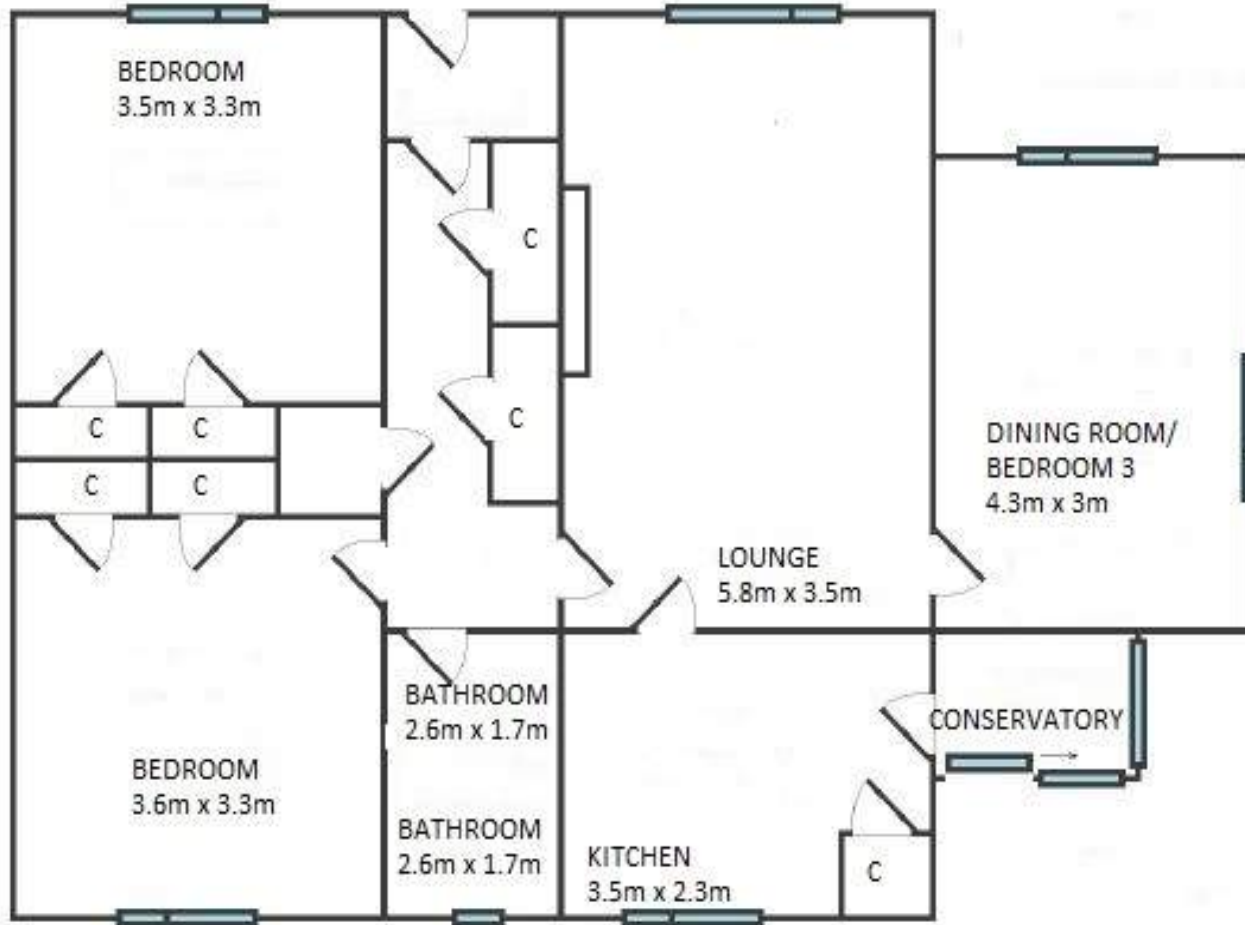






HOME REPORT – Available through our website, [www.macarthurstewart.co.uk](http://www.macarthurstewart.co.uk) or on request.

FLOORPLAN: PINE CONE COTTAGE, GLENBORRODALE



SERVICES – Electricity, private water and septic tank. EE masts have recently been installed in the area which boosts wifi and mobile signals. The cottage currently benefits from BT internet and achieves 20mbps approximately, however there is potential to boost this with further upgrades.

EPC Band – F (38)

COUNCIL TAX BAND – C



MacArthur Stewart Estate Agents

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