



MacArthur Stewart

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FARR COTTAGE, CORPACH PH33 7LR

OFFERS IN EXCESS OF £216,000

Desirable village location

Loch, Canal & Mountain
Walks accessible from
home

Detached six bedroom
property with four
bedroom Annex

Requires upgrading and
works throughout

EPC F(35)





FARR COTTAGE is a six bedroom detached house with a four bedroom annex, situated in the popular village of Corpach. It requires upgrading but has the potential to once again, be a beautiful home with B&B potential.

Farr Cottage is a detached property with a private driveway and access track, providing a further parking area and access to the annex. With gardens to the front, sides and rear of the property, it is in a great location for exploring the area within the Highlands. Conveniently located within walking distance from the primary school and secondary school. The property also benefits from being nearby the bus route to Fort William town centre and Corpach train station, with connections to Mallaig, Fort William and Glasgow.

The nearby 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: FARR COTTAGE, CORPACH, INVERNESS – SHIRE PH33 7LR

From Fort William travel north on the A82. Turn left onto the A830 towards Corpach and Mallaig. At the Blar Mhor roundabout take the second exit and continue along the A830. Farr cottage is on the right side of the road, with a yellow sign reading Farr Cottage and a MacArthur Stewart sale sign.

MAIN BUILDING:

The main building consists of a bright open plan lounge, kitchen – diner, large reception room, six bedrooms, three with en-suites, shower room and WC. The property benefits from natural lighting and spacious accommodation throughout.

ENTRANCE: Storage cupboard, access to bedroom and open plan area.

OPEN PLAN LOUNGE KITCHEN – DINER (3.5m x 3.2m) (longest x widest points): Bright kitchen with dining area.

RECEPTION/SITTING AREA (9.3m x 5.5m): Spacious area with bar and carpet flooring.

BEDROOM 1 (6.3m x 3.6m): Front facing with en suite shower room.

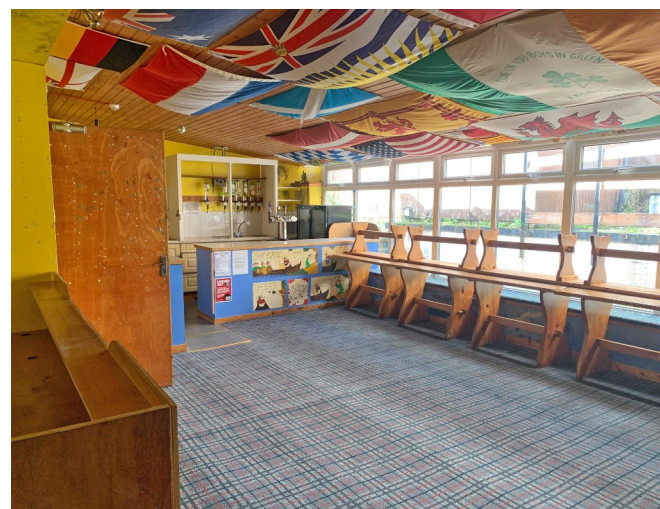
BEDROOM 2 (5m x 3m): Front facing with en-suite shower room.

BEDROOM 3 (6m x 3.5m): Front facing with wooden flooring.

BEDROOM 4 (3.1m x 2.2m): Rear facing double bedroom with en-suite shower room.

BEDROOM 5 (5.2m x 3.6m): Front facing bright room.

BEDROOM 6 (3.1m x 1.9m): Front facing room.



ANNEX:

With an elevated position looking towards the main building, the annex benefits also from spacious and bright accommodation throughout. Consisting of a lounge, kitchen-diner four bedrooms, two shower rooms, a WC and family bathroom.

LOUNGE, KITCHEN – DINER 5.9m x 5.4m:

Open plan lounge, kitchen – diner with access to all rooms. Part tile, part carpet flooring.

BEDROOM 1 (3.7m x 2.7m):

Rear facing bedroom with carpet flooring

BEDROOM 2 (2.2m x 2.8m):

Rear facing bedroom with carpet flooring.

SHOWER ROOM

SHOWER ROOM

WC

FAMILY BATHROOM

BEDROOM 3 (2.7m x 2.8m)

Carpet flooring.

BEDROOM 4 (2.8m x 3.7m)

Carpet flooring.

EXTERNAL:

Farr cottage has a private driveway to the front with ample parking. To the side is a single track access leading up to the rear of the property and further parking. There are two caravans and access to the annex.





HOME REPORT – Available through our website, www.macarthurstewart.co.uk or on request.
VIEWINGS MUST BE ARRANGED THROUGH SELLING AGENT



MacArthur Stewart Estate Agents
Tel 01397 702455
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