



CARRIGART | LARROCH BEAG | BALLACHULISH | PH49 4LB

OFFERS OVER: £480,000



Carrigart is a substantial, detached property set within generous grounds in the highly sought-after village of Ballachulish, enjoying superb views over the River Larch to the surrounding landscape. Upgraded and modernised in recent years, the property offers spacious, well-presented accommodation with excellent flexibility for family living or Bed & Breakfast potential. A new boiler was also installed in 2025. The layout includes bright and well-proportioned living spaces, modern kitchen/diner, six bedrooms (four en-suite), and a family bathroom, making it ideally suited to multi-generational living or guest use. Externally, the sizeable gardens provide privacy and a wonderful setting. A garage and wood store enhance practicality, while the boathouse/workshop offers further development potential, subject to the appropriate planning permissions.

Ballachulish is a highly desirable village set amidst spectacular mountain scenery at the head of Loch Leven. Surrounded by some of Scotland's most breathtaking landscapes, the area is renowned for its natural beauty and outdoor lifestyle. The village benefits from a range of local amenities including a well-regarded primary school, village shop, hotel, café and local services. A wider selection of shops, supermarkets, medical facilities and leisure amenities can be found in nearby Glencoe and Fort William, the latter being known as the "Outdoor Capital of the UK". The area offers excellent opportunities for walking, climbing, cycling, water sports and skiing at Glencoe Mountain Resort, making it an ideal location for families and outdoor enthusiasts alike.

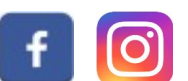


- Substantial Detached Dwellinghouse
- Desirable Village Location with Mountain Views
- In Excellent Order & Beautifully Presented
- Lounge/Diner
- Modern Kitchen/ Diner & Cloakroom/Utility Room
- Games Room/Sitting Room
- 6 Double Bedrooms (4 En-suite & 1 Used as Study)
- Bathroom
- Double Glazing & Oil Fired Central Heating
- Generous Garden Grounds
- Large Detached Boathouse/Workshop
- Garage & Wood Store
- EPC Rating: D 59

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Accommodation Dimensions

Entrance Hallway 7.8m x 4.1m

L-shaped, With wooden entrance door with glazed side panels. Hammered glass panels to front. Stairs to upper level. Laminate flooring. Recessed cloak cupboard. Doors to kitchen/diner, games room/sitting room, lounge/diner, bedrooms and cloakroom/utility.

Kitchen/Diner 5.1m x 3.9m

With window to front. Fitted with navy coloured kitchen units offset with wood effect work surfaces and upstands. Flavel range cooker with Russell Hobbs chimney hood over. Belfast style sink unit. Integral microwave. Integral dishwasher. Built-in cupboard. Laminate flooring. Door to side veranda.

Games Room/Sitting Room 5.1m x 4.0m

With picture window to rear. Window to side. Laminate flooring.

Lounge/Diner 6.8m x 5.2m

With two picture windows to rear. Feature stone fireplace with wood burning stove. Glazed panels to hallway. Laminate flooring. Glazed door to rear.

Bedroom/study 5.2m x 3.9m

With picture window to rear.

Bedroom 4.0m x 4.0m

With window to front. Fitted wardrobes. Doors to en-suite shower room.

En-suite Show Room 2.1m x 2.1m

With frosted window to front. Fitted with white coloured suite of WC and wash hand basin set on vanity unit and wet walled shower cubicle with mains shower. Wet walled splashback.

Cloakroom/Utility Room 2.7m x 2.4m

L-shaped, with frosted window to front. Fitted with white coloured WC and wash hand basin. Fitted granite effect worksurface. Plumbing for washing machine. Wall units.

Upper Level

Landing

With hatch to loft. Walk-in linen cupboard. Doors to bedrooms, dressing room and bathroom.

Bedroom 4.9m x 4.9m

With window to front. Built-in wardrobe. Door to en-suite shower room.

En-Suite Shower Room 1.7m x 1.3m

Fitted with white coloured suite of WC, wash hand basin and wet walled shower cubicle with Trion shower. Wet wall splashback.

Bedroom 5.1m x 3.9m

With window to rear. Built-in wardrobe. Door to en-suite shower room.

En-Suite Shower Room 2.2m x 1.5m

Fitted with white coloured suite of WC, wash hand basin and wet walled shower cubicle with Trion shower. Wet wall splashback.

Dressing Room 3.1m x 1.3m

Fitted hanging rails.

Bedroom 5.2m x4.0m

With window to rear. Fitted wardrobes. Door to en-suite shower room.

En-Suite Shower Room 2.4m x 2.2m

With frosted window to front. Fitted with white coloured suite of WC and wash hand basin set on vanity unit, bath and wet walled shower cubicle with Mira shower.

Garage 5.4m x 5.1m

With metal up and over door. Window to rear. Entrance door to side. Light and power.

Boathouse/Workshop 9.1m x 6.0m

With wooden double doors to front and rear. Two windows to side. Entrance door to side. Light and power. The building, subject to all the necessary planning permission etc.

would be ideal for further development.

Wood Store 8.8m x 4.6m

With light and power.

Garden

The property is set within beautifully proportioned garden grounds, offering an exceptional outlook. A generous gravel driveway to the front provides ample parking. To the rear, the landscaped garden is predominantly laid to lawn, complemented by a charming feature burn and mature hedging that creates privacy. The grounds enjoy truly stunning views across the surrounding mountains, providing an ever-changing scenic backdrop. Further enhancing the appeal is a substantial wood store, a garage, and an impressive boathouse/workshop, offering excellent storage and flexible space suited to a variety of uses.

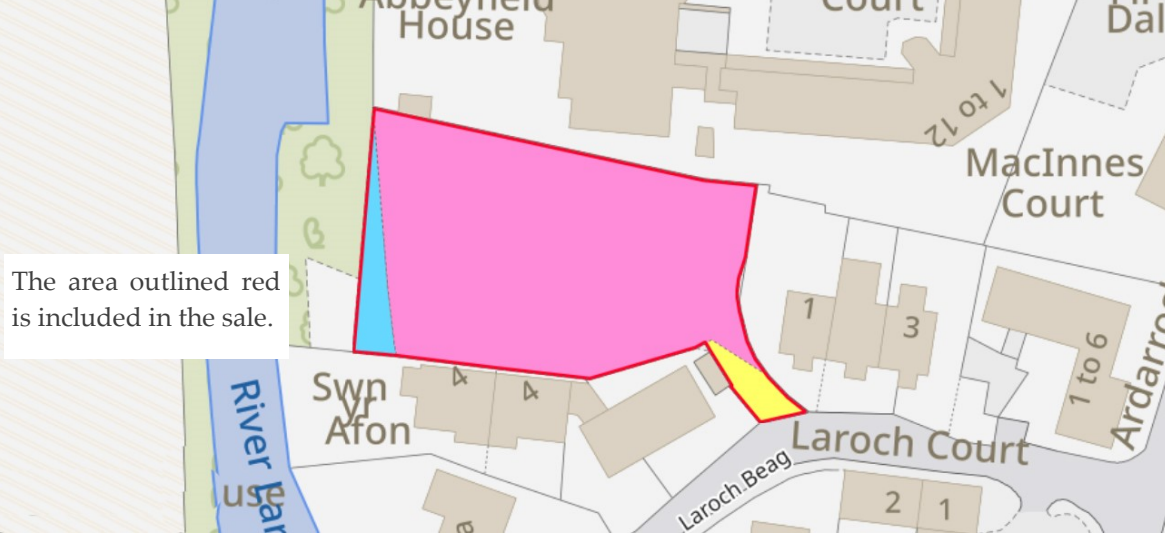
Travel Directions

From Fort William, travel south on the A82 for approx. 13 miles and turn right in to the village of Ballachulish. Follow the road round to the left on to Albert Road and then turn right at The Laroche Bar & Restaurant on to Loan Fern. Continue along this road past the shinty park and turn right in to Laroche Beag. The entrance to Carrigart is straight ahead and signposted.

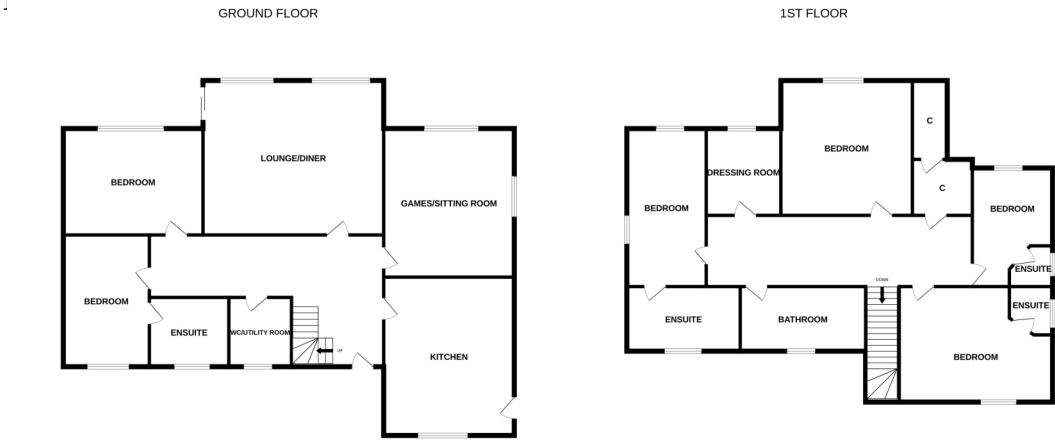




Title Plan



The area outlined red is included in the sale.



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