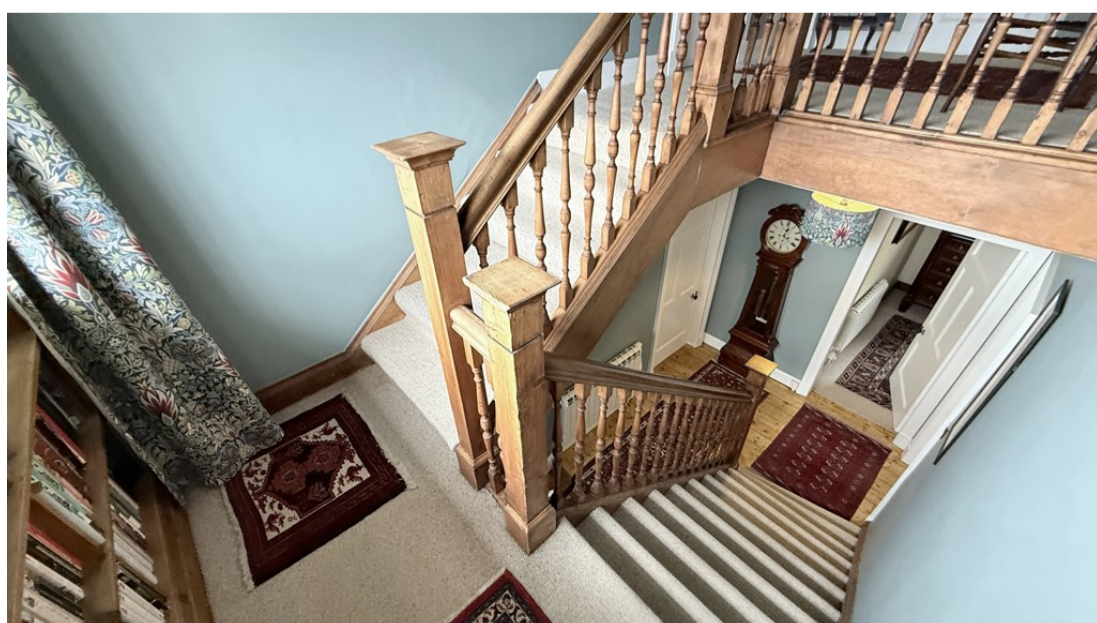




THE OLD MANSE | ARISAIG | PH39 4NJ

REDUCED GUIDE PRICE: £545,000



An impressive and imposing former period manse with charming Romany-style caravan and BBQ hut, ideally situated in the heart of Arisaig, enjoying stunning countryside and sea views, and set within generous, mature private grounds of around 0.75 acres. Dating from the 1890s, The Old Manse is a highly desirable detached property that has been comprehensively and sympathetically refurbished in recent years to create an exceptional family home. Presented in excellent order both internally and externally, the property seamlessly combines period elegance with modern comfort. Bright and airy throughout, the accommodation retains strong Arts and Crafts influences and a wealth of original features, including a magnificent solid oak staircase, a striking semi-circular feature window framing views across the grounds towards Arisaig Bay and the Isle of Eigg, cast-iron tiled fireplaces, stoves in three reception rooms, ornate plaster corncicing, ceiling roses and elegant bay windows. Modern enhancements have been thoughtfully integrated and include insulated case-and-sash style double glazing, energy-efficient electric heating, roof-mounted photovoltaic solar panels operating under a Feed-in Tariff (FIT) scheme, a high-quality fitted kitchen with oak worktops, an Everhot range cooker, KitchenAid fridge/freezer, and contemporary bathroom suites, one featuring a stylish rolltop bath. The flexible and generously proportioned accommodation offers versatility to suit a range of purchasers, whether as a luxurious permanent residence, an idyllic coastal retreat, or a substantial business opportunity. Externally, the mature grounds provide privacy and shelter, with expansive lawns ideal for family living and entertaining. A charming BBQ hut further enhances the outdoor experience, creating a superb space for year-round socialising and adding to the lifestyle appeal of this remarkable coastal home.

- Impressive Period-Style Detached Former Manse
- Exciting Business or Lifestyle Opportunity
- Desirable Coastal Village Location with Views
- In Immaculate Order & Exquisitely Presented
- Lounge with Multi-Fuel Stove
- Striking Modern Dining Kitchen with Multi-Fuel Stove & Underfloor Heating
- Study with Multi-Fuel Stove
- Shower Room & Utility Room
- 4 Double Bedrooms with Original Fireplaces & Family Bathroom
- Mainly Double Glazed & Electric Heating
- Generous Private Garden Grounds of around 0.75 Acres
- Charming Romany-Style Caravan & BBQ Hut



Accommodation

Entrance Vestibule/Boot Room 2.8m x 2.3m

L-shaped, with wooden front door. Two windows to front. Single glazed door to entrance hallway.

Entrance Hallway

With stairs to upper level. Wooden flooring. Doors to dining kitchen, study and lounge.

Dining Kitchen 9.0m x 5.2m

L-shaped, with Bay window to front, and windows to side and rear. Feature multi-fuel stove with decorative cast iron surround, marble hearth and wooden overmantle. Shelved alcove. Wooden flooring, picture rail and plaster ceiling rose at dining area. Fitted with premium, cream coloured, shaker style kitchen units, offset with wooden work surfaces. Everhot cooker range with black coloured extractor chimney over. One-and-a-half bowl stone sink unit. Tiled splashback. Bosch dishwasher. Kitchenaid Maytag fridge freezer. Tiled flooring with underfloor heating. Door to utility room.

Utility Room 2.4m x 1.5m

With single glazed window to side. Fitted white kitchen units, with stainless steel sink unit. Tiled splashback. Plumbing for washing machine. Door to shower room.

Shower Room 2.4m x 1.9m

L-shaped, with window to rear. Fitted with modern white suite of WC, wash hand basin, and spa shower cubicle, with

mains shower. Tiled splashback. Built-in cupboard housing hot water tank.

Study 5.4m x 3.0m

With window to rear. Feature multi-fuel stove, set on slate hearth with tiled surround and wooden overmantle with bookcase. Picture rail.

Lounge 5.8m x 4.1m

With Bay window to view and window to side. Feature multi-fuel stove set on slate hearth, with decorative tiled surround and wooden overmantle. Picture rail and plaster ceiling rose.

Upper Level

Landing

With feature arch window to views and fitted bookcase at half landing. Hatch to loft. Doors to bedrooms and bathroom.

Bedroom 4.3m x 4.1m

With window to front views. Original fireplace.

Bedroom 4.1m x 3.4m

With window to rear. Original fireplace.

Bathroom 2.3m x 2.2m

With Velux window to rear. Fitted with traditional style white suite of WC, wash hand basin, and rolltop bath with shower attachment over. Tiled splashback. Tiled flooring

with underfloor heating. Heated towel rail.

Bedroom 4.2m x 3.4m

With window to rear. Original fireplace. Built-in cupboard.

Bedroom 4.3m x 4.2m

With window to front views. Original fireplace. Built-in cupboard.

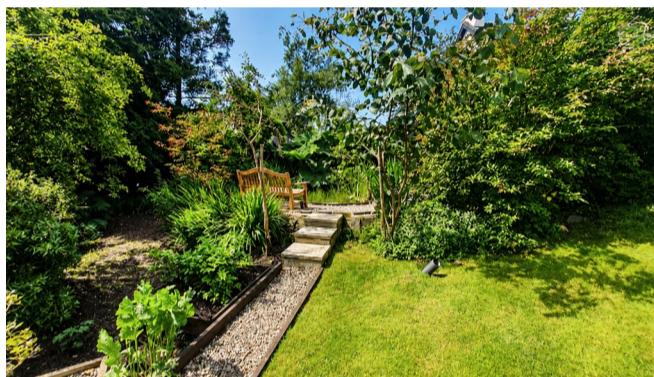
Garden

The property is approached by a private gravelled driveway providing ample parking. The mature and generous garden grounds, equating to around 0.75 acres, are laid in the main to lawn, offset with pathways, mature trees, fruit trees, bamboo, plants and shrubs and a charming garden pond with pleasant seating area. A vegetable garden has been created towards the end of the garden, a greenhouse, large garden shed, large metal tool shed and log stores also feature. A fantastic Romany-style caravan is located to the side of the garden and a charming Finnish BBQ hut is also included.

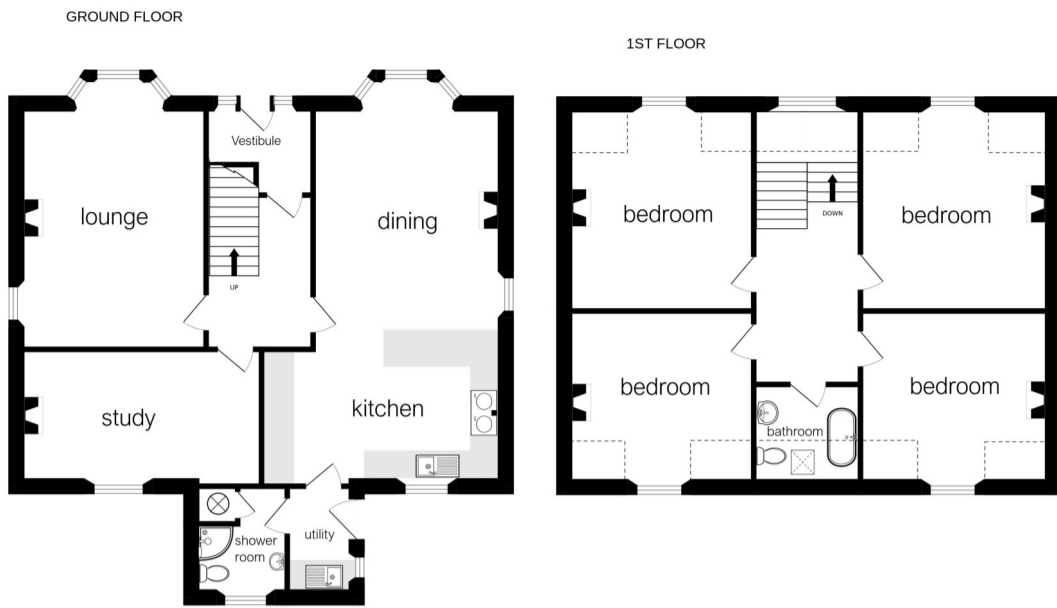
Gypsy Caravan

A fantastic Romany-style caravan, providing self-catering accommodation is located to the side of the property with a separate outdoor gas shower and compost toilet cubicles. The current owners have created a successful holiday let business with STL in place, which can be transferred to the new owners subject to the necessary regulations etc.

EPC Rating: F 29



Floor Plan



Arisaig is a highly regarded West Coast village situated on the renowned 'Road to the Isles' A830 between Fort William and Mallaig. Occupying a stunning coastal setting, it provides an ideal base from which to explore this spectacular area of the Highlands and the Inner Isles. The village offers an excellent range of local amenities, including a marina, hotel, restaurants, village shop, post office, church and a primary school, complete with newly built nursery school. A railway station, village hall (Astley Hall) and a local tourist information centre and museum also feature in this desirable coastal village. A wider selection of facilities is available in nearby Mallaig, including a secondary school, while the larger town of Fort William provides extensive services and amenities. Both destinations are easily accessible by road and rail, with Arisaig benefiting from excellent transport links. Please note: The curtains in the lounge, landing and principal bedroom as well as the light fittings in the study, lounge, dining room and principal bedroom will all be removed at point of sale. The window in the shower room is single glazed.

Travel Directions

Travelling from Fort William on the A830 'Road the Isles' Mallaig road for 33 miles. Pass the first sign for Arisaig on the left, proceed up the hill and take the second turning in to Arisaig signposted the B8008. Follow the sweeping road down and take the first road on the left on to Clanranald Place. Follow this road along and past the Church of Scotland. Turn immediately right and The Old Manse is the second property located on the left hand side.


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The Gypsy Caravan & Finnish BBQ Hut





These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6)'.