



## Walled Garden House

Glencoe, PH49 4HT

Offers Over £600,000

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PROPERTY

# Walled Garden House

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Located in the picturesque village of Glencoe, an area known for its outstanding dramatic beauty, Walled Garden House is a unique, detached Villa with accommodation over 3 levels offering breathtaking, westerly views over Loch Leven & the surrounding countryside. Nestled in approximately 2 acres of peaceful, private and well-maintained garden grounds, together with integrated garage, various outbuildings & driveway, it would make a superb family home or an idyllic holiday retreat.

Special attention is drawn to the following:-

## Key Features

- Substantial detached family Home
- Unrestricted loch & mountain views
- In the heart of picturesque Glencoe
- Lower Hall, Hallway, Utility Room with Store
- Integrated Garage with Boiler Room
- Entrance Hall, Lounge, Dining Room, Kitchen
- Sun Room, Bedroom, Shower Room, WC
- Upper Landing, Library, 4 Bedrooms (1 En Suite)
- Bathroom and excellent storage throughout
- Double glazed windows & oil heating
- Sizable well-maintained walled garden
- Detached Garage & three outbuildings
- Sweeping driveway with ample parking



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The ground floor accommodation comprises the Lower Hall, Hallway, Utility Room, Garage and Boiler Room.

The first floor accommodation offers Entrance Hall, Lounge, Dining Room, Kitchen, Sun Room, Bedroom, Shower Room and WC.

The second floor accommodation extends to the Upper Landing, Library/Study, 4 further Bedrooms (1 En Suite) and family Bathroom.

Walled Garden was originally built in 1968 and was purchased by the current family in 1970. This very attractive property sits within a walled garden extending to approximately 0.5 acres and is surrounded by a further 1.5 acres of woodland.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

### **APPROACH**

Via sweeping driveway leading to the parking area and entrance at the ground-floor into the Lower Hall or at the first floor and into the Entrance Hall or the Kitchen.

### **Ground Floor**

#### **LOWER HALL** 2.5m x 2m

With external door to the side elevation, window to the front elevation, wooden stairs rising up to the Sun Room, radiator, tiled flooring and doors leading to the Inner Hall and the integrated Garage.

#### **HALLWAY** 3.4m x 1m

With external door to the side elevation, storage cupboard, semi open plan to the Utility Room and tiled flooring.

#### **UTILITY ROOM** 3.4m x 2.2m

Fitted with 2 base units, work surfaces over with stainless steel sink, tiled splashbacks, WC and tiled flooring.

### **First Floor**

#### **ENTRANCE HALL** 4m x 2.9m

With external glazed door & full height panel window to the rear elevation, storage cupboards, radiator, wood flooring and door leading to the Dining Room.

#### **DINING ROOM** 6.7m x 4.8m

With wooden stairs rising to the first floor, window to the front elevation, wood burning stove, radiator, fitted carpet and doors leading to the Sun Room, Lounge, Kitchen, Bedroom/Study and Shower Room.

#### **SUN ROOM** 5.4m x 2.4m

With sliding doors from the Dining Room, wooden stairs leading down to the ground floor, wrap around windows taking advantage of the spectacular views and fitted carpet.



**LOUNGE** 7m x 4.8m

With dual aspect windows to the front & side elevations with stunning loch & mountain views, traditional open fire set in an attractive surround & hearth, 2 radiators and fitted carpet.

**KITCHEN** 5.2m x 3.5m

Fitted with a range of base & wall mounted units, work surfaces over, double electric oven, electric hob, stainless steel sink & drainer, dishwasher, fridge/freezer, washing machine, tumble dryer, storage cupboard, ceiling pulleymaid, windows to the side elevation, radiator, vinyl flooring and external door leading out to the rear garden.

**BEDROOM ONE** 4.8m x 3.6m

With windows to the front elevation, radiator, part hard flooring and part fitted carpet.

**SHOWER ROOM** 2.9m x 1.2m

With walk-in shower enclosure with electric shower, window to the rear elevation, radiator, fitted carpet and door leading to the WC.

**WC** 2.9m x 1.1m

With white suite comprising WC & wash basin, window to the rear elevation and fitted carpet.

**UPPER LANDING** 6.6m x 1.1m

Open plan to the Library/Study, windows to the rear elevation, fitted carpet and doors leading to all upper level Bedrooms and the family Bathroom.

**LIBRARY/STUDY** 4.1m x 2.8m

With fitted shelves, storage cupboards, radiator and fitted carpet.



## First Floor

### **BEDROOM TWO** 7m x 4.8m

With dual aspect windows to the front & rear elevations maximising on the superb loch & mountain views, double built-in wardrobes, 2 radiators, fitted carpet and door leading to the En Suite Bathroom.

### **EN SUITE BATHROOM** 2.8m x 2.3m

With suite comprising of bath with mixer tap over, shower enclosure, wash basin, WC, window to the rear elevation, radiator and fitted carpet.

### **BEDROOM THREE** 3.8m x 3.5m

With windows to the front elevation with views down over Loch Leven & beyond, built-in wardrobe, radiator and fitted carpet.

### **BEDROOM FOUR** 4.8m x 3.7m

With windows to the front elevation with unrestricted views over the Loch & surrounding mountains, wash basin set in a vanity unit, built-in wardrobe, radiator and fitted carpet.

### **HALL** 3m x 1m

With fitted carpet and doors leading to the family Bathroom and Bedroom Five.

### **FAMILY BATHROOM** 2.5m x 1.7m

With suite comprising bath, wash basin, WC, window to the side elevation and fitted carpet.

### **BEDROOM FIVE** 3.6m x 3.5m

With windows to the rear elevation, built-in storage unit, radiator and fitted carpet.

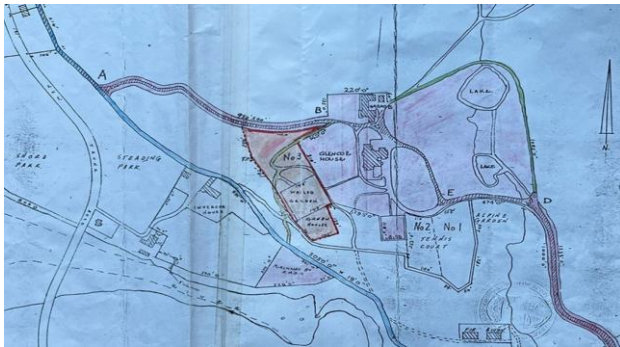


## GARAGE

The double integrated Garage has electric doors, power, lighting and concrete flooring. There is a room within the Garage which houses the central heating boiler. Further storage area is located to the rear. An internal door leads through to the Lower Hall and into the main house.

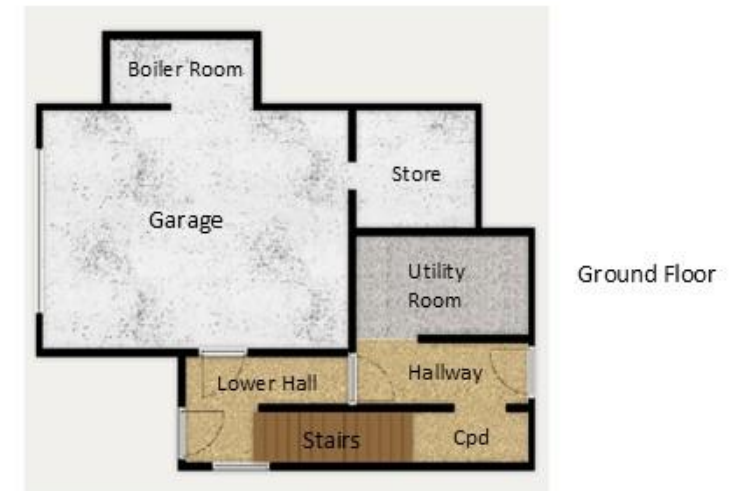
## GARDEN

The beautifully, well-maintained & extensive garden surrounds the property and offers fantastic loch and mountain views and extends in total to approximately 2 acres. The sweeping driveway leads down through the woodland to a gate with cattle grid and then into the walled garden which houses the property, this area is approximately 0.5 acre. The garden is laid mainly with grass and is offset with mature trees, shrubs and bushes. Gravel paths around the property provide ease of access around the building and hard standing areas for garden furniture. There is a detached garage to the side of the driveway. Outwith the garden wall with gated access there is a row of 3 terraced stone-built buildings. The remaining area of the garden is planted with mature trees and shrubs. The gravelled driveway to the side of the property provides ample parking for multiple vehicles.





# Walled Garden House, Glencoe



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*



## GENERAL INFORMATION

**Services:** Mains water, drainage & electricity.

**Council Tax:** Band F **EPC Rating:** F36

**Gross internal floor area (m2)** 248

**Local Authority:** Highland Council

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.

## GLENCOE

Glencoe village offers a primary school, well attended village hall, Farms Shop with Café, museum, hotel, filling station, church and dentist. With further amenities in nearby Ballachulish. The secondary school is located in the village of Kinlochleven, which is accessed by a school bus. There is also a bus service which operates daily to and from Fort William, Oban, Glasgow and surrounding areas.

## DIRECTIONS

From Fort William take the A82 road south for approx. 16.5 miles travelling over the Ballachulish bridge, at the roundabout take second exit staying on A82 south. Pass by the village of Ballachulish. At Glencoe junction turn right into Glencoe Village and continue straight ahead over the River Coe bridge, take the second road on the left towards the Glencoe Lochan & Glencoe House. At the top of the hill, bear left then turn right in front of the Glencoe House at the end of the road bear left, before the gate turn left into the Walled Garden House driveway.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

PROPERTY

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