



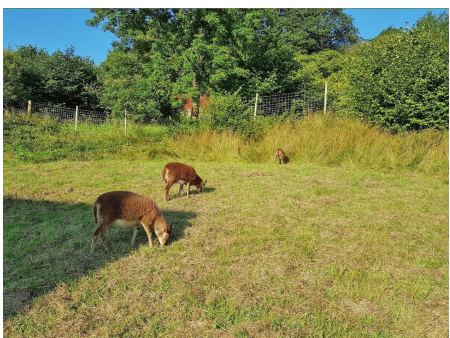
CROFT 17 HOUSE AND CROFTLAND | ANAHEILT | STRONTIAN | PH36 4JA



PRICE GUIDE: 335,000

Enjoying a truly exceptional setting and commanding spectacular panoramic views across its extensive grounds and the surrounding countryside, Croft 17 Anaheilt presents a rare opportunity to acquire a modern, energy-efficient detached home, set within approximately 7.4 acres of owner-occupied croftland. The property benefits from double glazing, a solid fuel heating and hot water system, and solar panels with battery storage, helping to create a partly off-grid lifestyle. A composting toilet further enhances its sustainability credentials, while mains water and electricity remain available as a reliable backup when required. The croft includes two ruined dwellings which, subject to the necessary consents and crofting regulations, may offer potential for redevelopment or additional accommodation. The land provides excellent grazing and represents an ideal smallholding opportunity. Subject to all relevant planning permissions and crofting regulations, the existing ruined buildings could offer further development potential, adding to the overall appeal of this unique lifestyle property. For further information on crofting regulations, please visit www.crofting.scotland.gov.uk.

The property enjoys a peaceful position on the edge of the popular village of Strontian, situated at the head of Loch Sunart amidst magnificent Highland scenery. The village offers a range of everyday amenities, including shops, hotels, a post office, doctor's surgery, and primary and secondary schooling. A wider range of facilities can be found in Fort William, approximately 45 minutes away. The area provides an excellent base from which to enjoy all that the West Highlands have to offer, including skiing, sailing, walking and fishing.



- Charming Detached Modern Property with Extensive Croftland
- Idyllic, Rural Village Location with Countryside Views
- Lifestyle Opportunity
- In Excellent Order & Beautifully Presented
- Open-Plan Lounge, Kitchen & Dining Room with Wood-Burning Stove
- 3 Double Bedrooms
- Modern Bathroom
- Double Glazing, Solid Fuel Heating System & Solar Battery
- Garden with Two Ruined Outbuildings
- Croft Extending to Around 7.4 Acres
- EPC Rating: C 72

MacPhee & Partners

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Accommodation

Open-Plan Lounge, Kitchen & Dining Room 5.8m x 3.7m

With UPVC doors to front and side. Two windows to front and one to side. Recessed cloakroom area. Fitted with sage coloured kitchen units offset with wooden work surfaces. Belfast style sink unit. Prity wood-burning stove set on tiled hearth with tiled surround. Chimney extractor over. Door to bedroom and French doors to inner hallway. Wooden flooring.



Bedroom 3.2m x 2.2m

With window to rear. Wooden flooring. Hatch to attic area - which has roof trusses, ideal for further development subject to planning etc.



Inner Hallway

With doors bedrooms and bathroom.

Bedroom 3.5m x 3.2m

With window to rear. Wooden flooring.



Bathroom 2.2m x 1.6m

With frosted window to rear. Fitted with white suite of Separett compost WC, wash hand basin, and bath with shower attachment. Tiled splashback. Wooden flooring.



Bedroom 3.2m x 2.2m

With window to rear. Wooden flooring.

Croft (Croft Registration Number C2862)

Included in the sale is around 7.4 acres of own occupied croftland know as Croft 17 and 18 Anaheilt. The croft comprises grazing and hillside. There are two ruined buildings, one of which is de-crofted along with the main property, and this decrofted area equates to around 0.5 acres. There is also a 4 cow share in the Common Grazings.

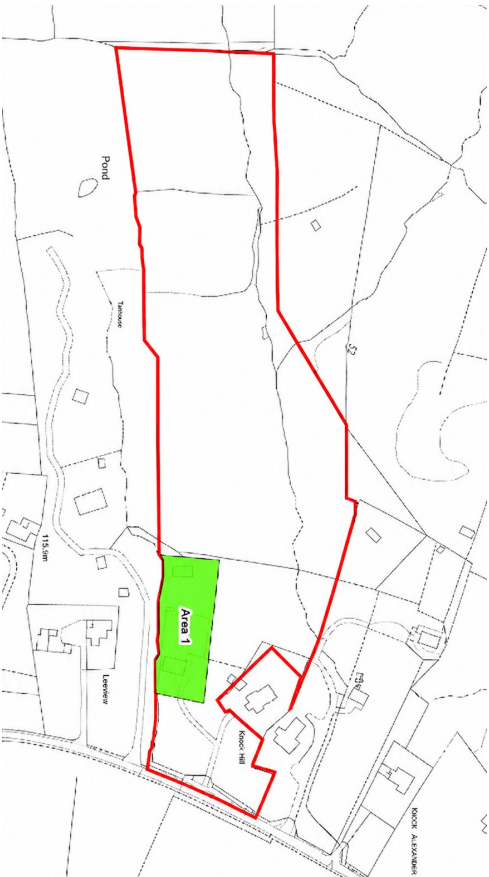
Travel Directions

From Fort William take the A82 south for 8 miles then cross over on the Corran ferry. At Ardgour turn left and follow the road to Strontian (approx 12 miles). Travel through Strontian and turn right immediately after crossing the bridge – signposted Bellsgrove and Polloch. Continue on this road for around one mile and access to the croft is on the left hand side, signposted Croft 17.

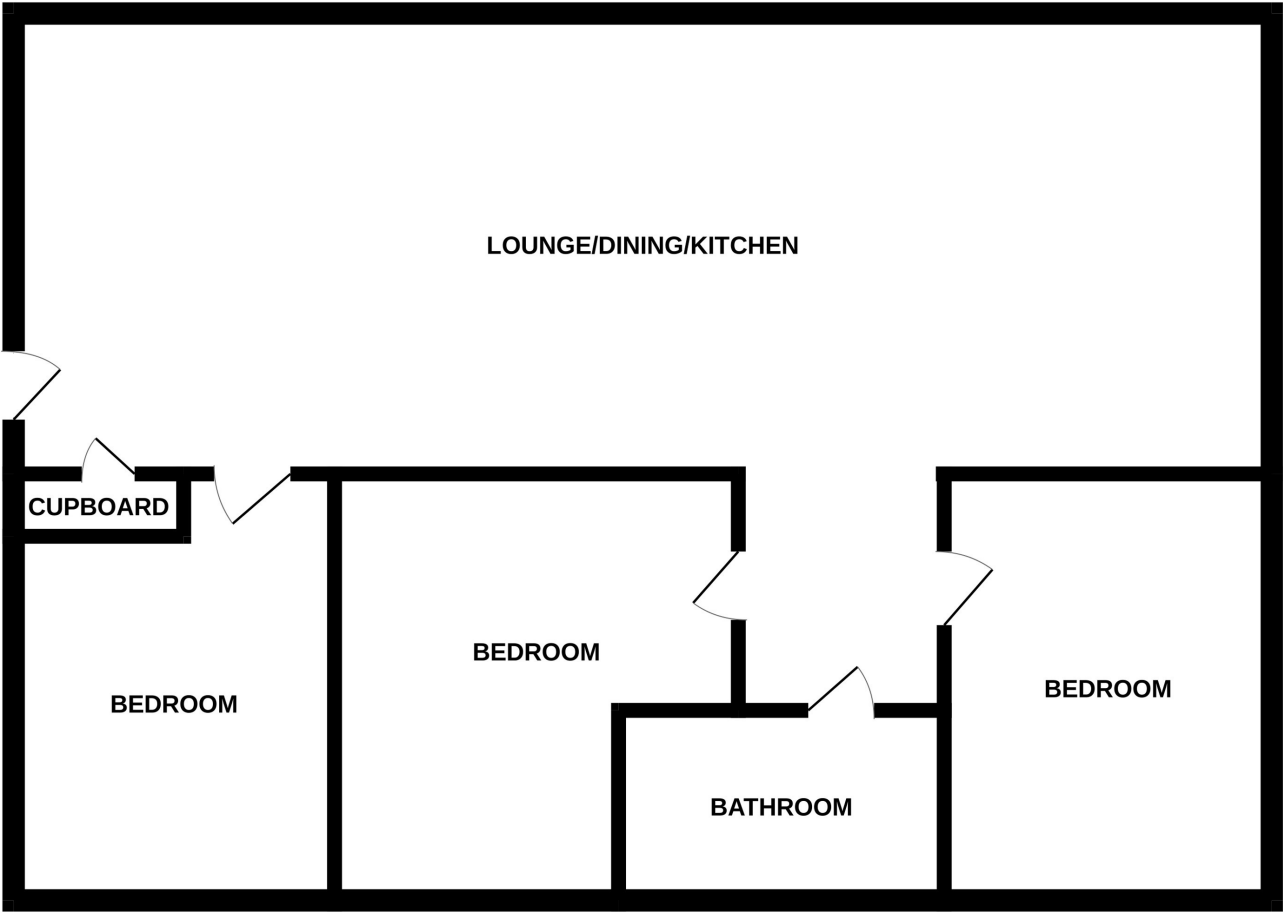
what3words euphoric.builds.ideas

Title Plan

The owner occupied croftland is outlined red on the plan - 7.4 acres. The area shaded green shows the de-crofted property and a ruin included in the sale - 0.5 acres.



Floor Plan



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)'.