



ARDSHEALACH LODGE & BLUEBELL COTTAGE | ACHARACLE | PH36 4JL

OFFERS OVER: £898,000

EPC RATING: E 53



Peacefully situated amidst some of the most spectacular and unspoilt scenery in the West Highlands, the subjects for sale form a most charming and substantial country lodge, set within approximately 21 acres of croftland, extending to the shores of Loch Shiel and boasting exceptional loch frontage, together with an independent detached cottage, stables and paddocks. In excellent order throughout and presented to an exceptional standard, Ardshealach Lodge has been comprehensively refurbished and upgraded over the years, creating a stunning property which successfully combines traditional Highland character with modern comfort and style. Offering flexible accommodation, the lodge boasts many impressive features including a magnificent vaulted garden room with full-height windows, a bespoke handcrafted kitchen with granite worktops and oil-fired AGA, quality oak joinery, stylish en-suite facilities and beautifully appointed living spaces throughout. Full of warmth and charm, the property provides attractive en-suite bedrooms and enjoys breath-taking views over the surrounding countryside and to Loch Shiel. The detached Bluebell Cottage has also been tastefully refurbished and offers comfortable self-catering accommodation, ideal for guests, extended family or holiday letting purposes. The extensive grounds are a particular feature of the property, comprising sweeping lawns, colourful landscaped gardens, a delightful stone courtyard, productive polytunnels, orchards, equestrian facilities, paddocks, stables and a substantial agricultural shed, making the croft well suited to those seeking a sustainable rural lifestyle. Currently operated as a highly regarded restaurant with rooms and self-catering accommodation, and benefiting from a Premises and STL licence, the sale offers a rare and exciting opportunity to acquire a highly versatile lifestyle property with excellent income potential, or alternatively a magnificent private residence, in one of Scotland's most beautiful and sought-after Highland locations.

The charming village of Acharacle is a thriving and welcoming community, offering an excellent range of local amenities including a village shop with Post Office, hotel, bakery, takeaway, café, restaurant, doctor's surgery, nursery and primary school, and village hall. Secondary schooling is available approximately seven miles away in Strontian. The property is ideally positioned to enjoy the outstanding natural beauty of the surrounding area, with an abundance of leisure and outdoor pursuits readily accessible, making this an exceptional location from which to experience the very best of Highland living.

- Imposing Detached Lodge & Cottage
- In Excellent Order & Beautifully Presented
- Croftland Extending to Around 21 acres with Loch Frontage
- Lounge, Sitting Room & Garden Room
- Kitchen, Dining Rooms & Utility Room
- 5 Double Bedrooms (4 En-Suite)
- 2 Cloakrooms
- Bluebell Cottage** - Lounge/Diner, Garden Room, Kitchen, Bedroom & Shower Room
- Double Glazing, & Oil Fired Central Heating
- Courtyard, Paddocks, Equestrian Area, Stables, Agricultural Shed, Polytunnels & Greenhouses

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Main House Accommodation

Entrance Porch 1.9m x 1.5m

With wooden glazed entrance door. Sash-and-case window to front. Tongue-and-groove walling. Hatch to loft. Tiled flooring. Glazed French doors to entrance hallway.

Entrance Hallway 3.0m x 2.2m

With stairs to upper level. Plaster corning. Wooden flooring. Doors to dining room, sitting room, and inner hallway/study.

Dining Room Area One 4.4m x 4.0m

With windows to front and side. Plaster corning and ceiling rose. Wood-burning stove set on slate tiles with wooden overmantle. Wooden flooring. French doors to dining room area two.

Dining Room Area Two 5.6m x 4.8m

L-shaped, with two windows to side. Feature wooden ceiling beam. Fitted bar area and shelving. Wooden flooring. Door to kitchen/diner and French doors to rear hallway.

Kitchen/Diner 5.7m x 4.3m

With window and half-glazed French doors to side courtyard. Fitted with bespoke solid wood kitchen units, offset with granite work surfaces, upstand and breakfast bar. Double and single undermounted Belfast sink units. Six oven AGA cooker with extractor hood over. Two integral fridges. Integral bins. Feature stone wall. Wood flooring. Wooden stable door to snug, open to inner hallway/study and open to rear hallway.

Snug 4.3m x 2.3m

With window to rear. Feature stone wall. Wooden flooring. Large safe.

Inner Hallway/Study 2.0m x 2.0m

With wooden flooring. Door to hallway entrance.

Sitting Room

With sash-and-case window to front. Feature cast-iron open fireplace, with slate hearth and surround, and impressive wooden overmantle. Wooden flooring. Open to conservatory.

Vaulted Garden Room

Striking triple-aspect vaulted ceilinged garden room, with patio doors to front and rear. Built-in cupboards and shelving. Wooden flooring.

Rear Inner Hallway 1.7m x 1.3m

With tiled flooring. Open to pantry and door to utility room.

Pantry 2.1m x 2.1m

Shelving. Light. Tiled flooring.

Utility Room 2.3m x 1.7m

L-shaped, with window to rear. Fitted with white kitchen units, offset with white work surfaces. Two stainless steel sink units. Tiled splashback. Built-in cupboard. Tiled flooring.

Rear Hallway 3.7m x 1.1m

With tiled flooring. Doors to cloakrooms and side entrance vestibule. Built-in cupboard with plumbing for washing machine.

Cloakroom 2.3m x 1.8m

With frosted window to rear. Fitted with white suite of WC and wash hand basin. Tongue-and-groove walling. Tiled flooring.

Cloakroom 2.3m x 1.8m

L-shaped. Fitted with white suite of WC and wash hand basin. Tongue-and-groove walling. Tiled flooring.

Side Entrance Vestibule 2.3m x 1.4m

L-shaped, with window to front. Built-in cupboard. Half tongue-and-groove walling. Tiled flooring. Door to side entrance.

Upper Level

Landing 3.0m x 2.1m

With oak staircase. Oak flooring. Doors to bedrooms and open to inner upper hallway.

Bedroom 4.4m x 3.5m

With window to loch views. Door to en-suite bathroom.

En-Suite Bathroom 3.0m x 2.2m

With window to loch views. Fitted with classic Heritage white suite of WC, wash hand basin set in vanity unit, and free-standing bath with shower attachment over. Tiled splashback and flooring.

Bedroom 4.5m x 4.0m

L-shaped, with window to loch views. Sliding door and steps down to en-suite shower room.

En-Suite Shower Room 2.9m x 2.5m

L-shaped, with window to side. Fitted with contemporary Kohler white suite of WC, wash hand basin set in graphite-coloured gloss vanity unit, and fully tiled shower cubicle with mains shower and drench head. Heated towel rail. Tiled flooring.

Inner Upper Hallway 5.8m x 1.0m

With feature stone wall. Wooden flooring. Door to bedrooms and open to principal suite.

Bedroom 3.6m x 3.5m

With window to side views. Built-in wardrobe. Door to en-suite bathroom.

En-Suite Bathroom 3.5m x 1.4m

With window to side views. Fitted with contemporary white Kohler suite of WC, wash hand basin set in graphite-coloured gloss vanity unit, and bath with shower attachment over. Wet-walling splashback. Heated towel rail. Tiled flooring.

Principal Suite

Hallway 2.1m x 1.3m

With wooden flooring. Hatch to loft. Doors to bedroom and study.

Bedroom 5.5m x 3.7m

With two windows to rear and half glazed door to balcony. Fitted wardrobes and shelving. Wooden flooring. Door to en-suite bathroom.

En-Suite Bathroom 4.1m x 3.2m

T-shaped, with window to side. Fitted with modern white suite of WC, wash hand basin set in blue coloured gloss vanity unit, free-standing bath, and fully tiled shower cubicle with mains shower and drench head. Tile splashback. Heated towel rail. Tiled flooring.

Study 2.8m x 2.6m

Slightly L-shaped, with fitted cupboard and shelving. Wooden flooring.

Bedroom 3.7m x 2.3m

With half glazed fire door to balcony. Fitted cupboard. Feature stone wall. Hatch to loft. Wooden flooring.

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 for around 14 miles. In Strontian, continue ahead, and proceed towards Acharacle (A861) for around 11 miles. As you reach the signpost for Acharacle and the 30mph speed limit signs, continue ahead and down the hill, passing the stone wall on the right hand side, Ardshealach Lodge is the next property on the right hand side, with private gates allowing access.



The Business

Ardshealach Lodge is currently operated as a successful restaurant with rooms, together with self-catering accommodation, enjoying an excellent reputation amongst both local patrons and visitors to the area. The property has been established as a popular hospitality destination within the West Highlands for many years and benefits from a Permits licence and STL licence.

The property is offered for sale with vacant possession, whilst the business operation, including furnishings, fixtures and fittings associated with the business, existing forward bookings and the associated goodwill, may be available by separate negotiation. Subject to the owner's discretion and following initial viewings, trading accounts may be made available to genuinely interested parties.

Equally, the property offers considerable flexibility and presents an exceptional opportunity to create a substantial private residence in one of Scotland's most scenic and sought-after Highland locations, whilst retaining the potential to continue or develop a hospitality enterprise if desired.

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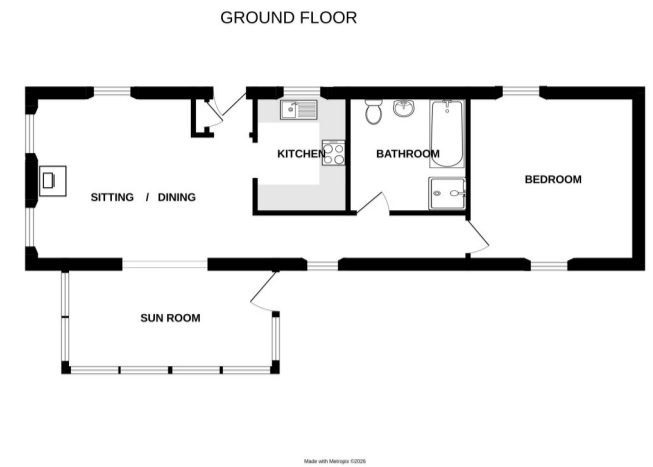


Floor Plan

The Lodge



Bluebell Cottage



Title Plan

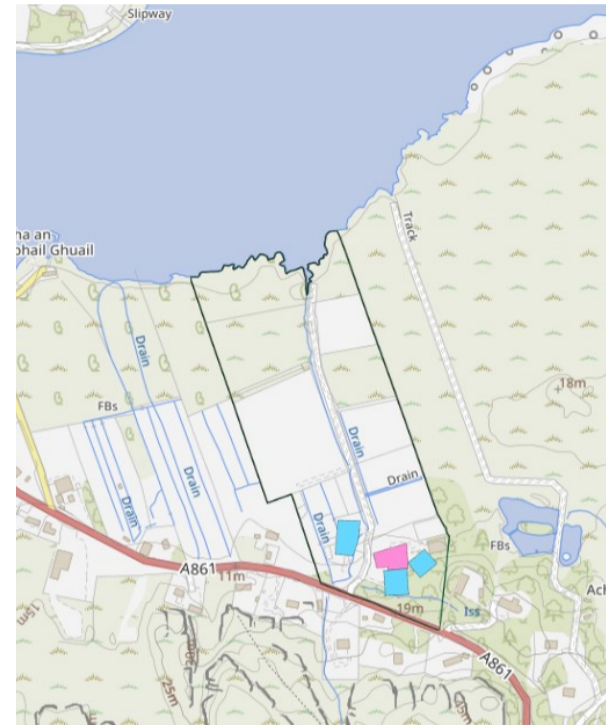
The area outlined black indicates the title for sale. The areas tinted blue and pink within this area are decrofted.

Croftland (around 21 acres)

The croftland included in the sale forms part of the croft known as Ardshealach (Register of Crofts No. A0196), with the sellers' interest being as owner of part of this vacant (unlet) croft. Extending to approximately 21 acres, the croftland lies predominantly to the front of Ardshealach Lodge and stretches down to the picturesque shores of Loch Shiel, creating a truly unique and highly desirable Highland property.

The land is extremely well maintained and currently comprises a combination of paddocks, grazing ground, productive vegetable gardens, orchards and amenity areas, offering excellent potential for small-scale agriculture, equestrian use, self-sufficiency or a range of rural lifestyle pursuits. Further benefiting from a substantial agricultural shed incorporating stabling and kennels, the holding is exceptionally well equipped for those wishing to keep livestock, horses or working dog as well as polytunnels and greenhouses.

The direct connection to Loch Shiel, together with the magnificent surrounding scenery, further enhances the appeal of this exceptional croft, providing a rare opportunity to acquire a substantial area of croftland in one of the West Highlands' most beautiful and unspoilt locations. Useful link with further information: www.crofting.scotland.gov.uk



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)'.