



## An Tobar

11 Dalnabreac, Acharacle, PH36 4JX

Guide Price £300,000

**Fiuran**  
PROPERTY

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# An Tobar

11 Dalnabreac, Acharacle, PH36 4JX

An Tobar is a beautifully presented, modern detached Bungalow, situated amongst magnificent & breathtaking landscape in the picturesque hamlet of Dalnabreac, which lies just outside of Acharacle. Set within owner-occupied Croftland extending to approximately 7.40 acres (3.06 hectares), together with 2 timber sheds, it would make a wonderful family home.

Special attention is drawn to the following:-

## Key Features

- Spacious detached Bungalow
- 7.40 acres of owner occupied Croftland
- Panoramic, elevated views over Loch Shiel
- Very desirable, peaceful rural location
- Beautifully presented & in walk-in condition
- Lounge, Kitchen, Dining Room, Utility Room
- Hallway, Shower Room, 3 Bedrooms (1 En Suite)
- White goods included in sale
- Oil fired central heating
- Double glazed windows & external doors
- Extensive garden & Croftland with 2 timber sheds
- Ample private parking for multiple vehicles
- Wonderful family home
- No onward chain
- Vacant Possession
- Fantastic lifestyle opportunity



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The accommodation comprises the Lounge, Kitchen, Dining Room, Utility Room, Hallway, Shower Room, 3 double Bedrooms (1 with En Suite Shower Room). There is also a Loft.

In addition to its breathtaking location, An Tobar, built in 2015, is in walk-in condition, benefits from double glazed windows & oil fired central heating and is bought to the market without a forward chain.

### **DALNABREAC**

Dalnabreac is a small crofting community located approximately 3 miles East of Acharacle on the Ardnamurchan peninsula. The area is renowned for its rugged beauty and an abundance of wildlife including Pine Martens, Buzzards and Golden Eagles on the mainland & Seals, Dolphin & Whales in the offshore waters.

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

### **APPROACH**

Via a driveway shared with the neighbouring property, the driveway forks off to the left to a private driveway leading to An Tobar. Entry to the property is at the rear into the Utility Room.

### **UTILITY ROOM** 2.4m x 1.7m

With external door & window to the rear elevation, base & wall mounted units, complementary work surface over, radiator, cushioned flooring and door leading to the Kitchen.

### **KITCHEN** 4.7m x 3m

With 2 windows to the rear elevation, modern base units, complementary work surfaces over, Lpg Range Cooker with extractor hood over, sink & drainer, integrated dishwasher, integrated fridge, integrated freezer, radiator, cushioned flooring, semi-open plan to the Dining Room and door leading to the Hallway.

### **DINING ROOM** 3.4m x 3.2m

With external patio doors to the front elevation leading out onto a paved patio area, wrap around windows maximizing the stunning loch & countryside views, radiator and cushioned flooring.

### **HALLWAY** 4.6m x 2.4m (max)

Slightly L-shaped with large storage cupboard with fitted shelves & hot water tank, radiator, laminate flooring and doors leading to the Lounge, the Shower Room and all 3 Bedrooms.

### **LOUNGE** 5.3m x 4.3m

With 3 picture windows with integral venetian blinds to the front elevation taking full advantage of the tranquil loch & mountain views, 2 radiators and laminate flooring.





**SHOWER ROOM** 3m x 2m (max)

With white suite comprising walk-in shower enclosure, wash basin, WC, heated towel rail, window to the rear elevation and laminate flooring.

**BEDROOM ONE** 3m x 2.8m

With 2 windows to the front elevation with loch & mountain views, radiator and fitted carpet.

**BEDROOM TWO** 3.8m x 3.3m (max)

With 3 windows to the front elevation with lovely views, radiator, laminate flooring and door to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 3m x 2m (max)

With white suite comprising walk-in shower enclosure, wash basin, WC, heated towel rail, window to the side elevation and laminate flooring.

**BEDROOM THREE** 3.8m x 3.3m (max)

With 2 windows to the rear elevation, radiator and fitted carpet.

**GARDEN**

An Tobar sits within approximately 7.40 acres (3.06 hectares) of Croftland. There are 2 timber sheds. The driveway provides ample parking for multiple vehicles.

**CROFTING**

An Tobar is registered on The Croft Registration under Croft Number C6664 and Crofting Commission Number I0094. Full details can be found via this link [Holding Details | The Crofting Commission](#)







# An Tobar, 11 Dalnabreac



*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 & electricity  
Drainage to private septic tank

**Council Tax:** Band D

**EPC Rating:** C77

**Gross internal floor area (m<sup>2</sup>)** 138

**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.



## LOCATION

This area is renowned for its beauty, surrounded by mountains, wonderful white sandy beaches and has an abundance of wildlife. This is the perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities. Ferries to the Isle of Skye and the Outer Hebrides can be found in Mallaig and a ferry to Tobermory on the Isle of Mull sails from Kilchoan. The village of Acharacle has a wide range of amenities including a hotel, village shop with post office, tearooms, doctor's surgery, churches and a primary school.

## DIRECTIONS

From Fort William Fort William on the A830 road to Mallaig, turn left at Lochailort and proceed for approximately 16 miles to the small village of Dalnabreac on A861. An Tobar is located on the right hand side when leaving Dalnabreac.

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 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 view the property in person and should they wish to pursue, 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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