



## HESTON | CORPACH | FORT WILLIAM | PH33 7LT

**GUIDE PRICE: £490,000 EPC RATING: D 62**



Occupying arguably one of the most commanding positions in Fort William, with breath-taking elevated views across Loch Linnhe towards Ben Nevis and the surrounding Highland countryside, Heston is a substantial detached residence with a self-contained letting apartment, set within mature landscaped garden grounds and benefiting from private parking. Presented in immaculate order throughout, both internally and externally, this exceptional home has been sympathetically modernised and extended over recent years to create an impressive and versatile living environment, whilst retaining an abundance of character and charm, and further benefiting from double glazing and oil-fired central heating. The accommodation is bright, spacious and beautifully appointed, featuring elegant public rooms, a welcoming lounge with multi-fuel stove and large patio doors framing the spectacular views, and a contemporary dining kitchen ideal for modern family living and entertaining. The generously proportioned bedrooms all enjoy the luxury of en-suite facilities, while the superb self-contained apartment offers excellent income-generating potential. A newly formed gym further enhances the property's appeal, however would be ideally suited as a craft room, home office or snug. The flexible layout lends itself perfectly to use as a substantial family home; however, the extensive en-suite accommodation and separate apartment also present an outstanding opportunity for those seeking to operate a boutique Bed & Breakfast or holiday letting business in one of Scotland's most sought-after tourist destinations.

**Impressive Detached Dwellinghouse with Self-Contained Apartment**  
**Exciting Business or Lifestyle Opportunity**  
**Desirable Village Location with Loch & Mountain Views**  
**In Immaculate Order & Well Presented**  
**Lounge with Multi-Fuel Stove & French Doors**  
**Striking Contemporary Dining Kitchen plus Formal Dining Room**  
**Utility Room, Cloakroom & Gym**  
**3 En-Suite Double Bedrooms**  
**Double Glazing & Oil Fired Central Heating**  
**Private Garden Grounds with Parking, Extended Decking Area & Shed**  
**Self-Contained Apartment -**  
**Lounge, Kitchen/Diner, Bedroom, En-Suite Bathroom & Dressing Room**



**Entrance Vestibule 2.8m x 1.7m**  
With frosted half glazed UPVC entrance door, and double window to front views. Oak flooring. Doors to entrance hallway and rear hallway.

**Entrance Hallway 4.8m x 1.2m**  
With stairs to upper level. Built-in understair cupboard. Oak flooring. Doors to dining kitchen, formal dining room and cloakroom.

**Dining Kitchen 6.7m x 3.6m**  
L-shaped, with two double windows to front loch views. Fitted with contemporary graphite coloured, gloss kitchen units with feature lighting, offset with quartz work surfaces, upstands, island unit and breakfast bar. Two integral Lamona ovens with warmer drawers. Lamona induction hob with black glass extractor hood over. Two walk-in corner larders. Graphite coloured undermounted sink unit, with black coloured Quooker tap. Integral wine fridge and integral bin storage. Sliding door to formal dining room.

**Formal Dining Room 5.6m x 3.7m**  
With fully glazed door and side panel to front decking area. Oak flooring. Door to lounge. (Please note that there is a connecting door still in place accessing the apartment’s lounge.)

**Lounge 6.9m x 4.3m**  
With double window to side and fully glazed French doors and side panels to front decking area. Multi-fuel stove set in striking marble fireplace.

**Cloakroom 1.4m x 1.0m**  
Fitted with white suite of WC and wash hand basin. Wet-walling splashback. Oak flooring.

**Rear Hallway 3.9m x 1.2**  
Steps down to utility room, doors to boiler room and storage/dressing room.

**Utility Room 3.1m x 2.7m**  
Fitted with beech effect wall units. Granite effect work surfaces. Plumbing for two washing machines. Door to gym.

**Gym 3.1m x 3.1m**  
With frosted window to front and large frosted patio doors to side. Laminate flooring.

**Boiler Room 1.9m x 1.2m**  
With light.

**Self-Catering Apartment**

**Storage/Dressing Room 2.4m x 1.9m**  
With light and power. Door to en-suite bedroom.

**Bedroom 4.1m x 3.2m**  
With double window to rear. Doors to en-suite bathroom and lounge.

**En-Suite Bathroom 2.6m x 2.4m**  
Fitted with white suite of WC, wash hand basin, bath, and fully wet-walled shower cubicle with mains shower. Wet-walling splashback. Heated towel rail. Tiled laminate flooring.

**Lounge 3.7m x 3.3m**  
With fully glazed French doors to rear. Blanked door. Oak flooring. Doors to kitchen/diner.

**Kitchen/Diner 3.3m x 2.7m**  
With double window to side. Frosted glazed door to rear. Fitted with white kitchen units, offset with granite effect work surfaces, and white breakfast bar. Two ring electric hob. Plumbing for washing machine. One-and-a-half bowl stainless steel sink unit. Drying pulley.

**Upper Level**

**Reading Area/Study 5.3m x 3.8m**  
L-shaped, with triple window to rear. Built-in cupboard

housing hot water tank. Doors to en-suite bedrooms.

**Bedroom 4.4m x 3.9m**  
With double window to front loch views and one to side. Sliding door to en-suite bathroom.

**En-Suite Bathroom 2.4m x 1.8m**  
Fitted with white suite of WC, wash hand basin, and bath with mains shower over. Tiled and wet-walling splashback. Heated towel rail. Built-in shelving.

**Bedroom 3.6m x 3.6m**  
L-shaped, with triple picture window to front loch views. Sliding door to en-suite shower room.

**En-Suite Shower Room 1.7m x 1.4m**  
Fitted with white suite of WC, wash hand basin, and wet-walled shower cubicle with electric shower and drench head. Tiled splashback. Heated towel rail.

**Principal Bedroom 5.6m x 4.4m**  
L-shaped, with triple window to front loch views. Built-in wardrobe with sliding doors. Door to en-suite shower room.

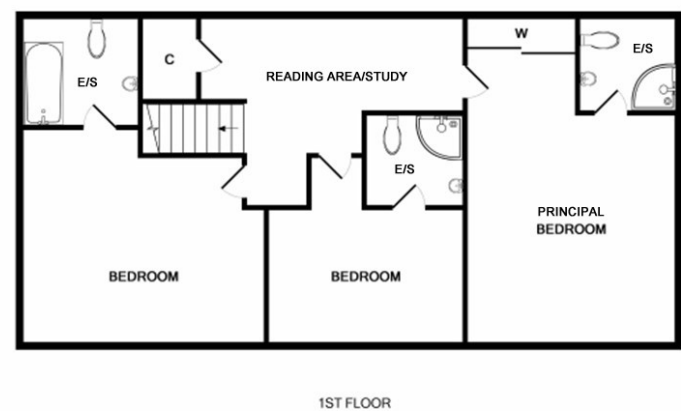
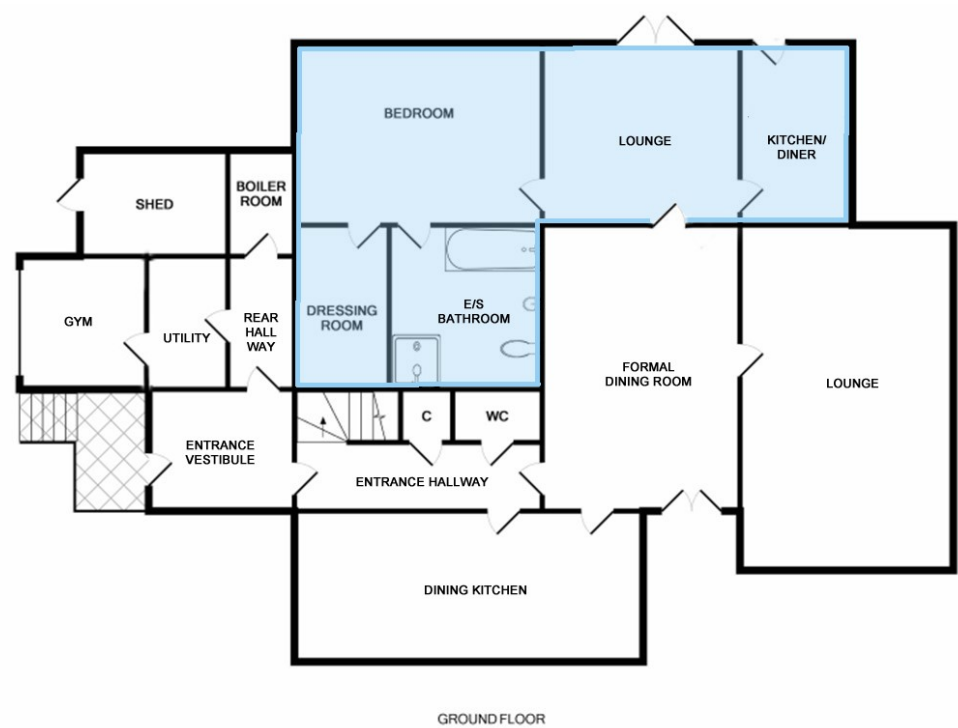
**En-Suite Shower Room 2.4m x 2.0m**  
Fitted with white suite of WC, wash hand basin, and wet-walled shower cubicle with electric shower and drench head. Wet-walling splashback. Heated towel rail.

**Garden**  
The property is approached via a shared entranceway leading to a private tarmac driveway, providing ample parking. The attractive, well-stocked garden grounds are enhanced by a variety of mature trees, shrubs, bushes and seasonal planting. To the front of the property is an extensive decked veranda, perfectly positioned to take advantage of the stunning mountain, loch and countryside views. Bordered by mature hedging, it provides an ideal space for outdoor entertaining, with pathways leading to the rear garden and patio area.



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Floor Plan



**Floor Plan**  
The area shaded blue indicates the self-contained apartment

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Title Plan

The area outlined red indicates the title for sale and equates to around 0.5 acres.



Corpach is situated approximately 4 miles from Fort William and offers a range of amenities nearby including a post office, shops, pub and well respected primary school nearby, while the local secondary school is in close proximity. The famous Caledonian Canal and community owned oak woodland are located a short walk from the property. Heston is ideally placed for all the amenities and attractions the area, known as the 'Outdoor Capital of the UK', has to offer.

Travel Directions

From Fort William travel on the A82 north for around 2 miles, turning left on to the A830 'Road the Isles' road, directly before the Shell filling station. Proceed past Lochaber High School and continue ahead passing, Banavie, Tomonie and Badabrie, to the village road sign for Corpach. Continue ahead passing Glen Albyn drive on the left hand side and the entrance to Heston is the next on the right. Proceed up the private driveway to the left.

 [what3words](#) [wardrobe.parkway.gentlemen](#)



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