



TORRAN IAMHAIR AND CROFT | ARIVEGAIG | ACHARACLE | PH36 4LE



GUIDE PRICE: 320,000

The sale of Torran Iamhair presents a rare opportunity to acquire a charming detached property set within approximately 2.3 acres of owner-occupied croft land, together with a substantial timber workshop. Located in the picturesque settlement of Arivegaig, on the outskirts of Acharacle, the property enjoys attractive views across the surrounding countryside. The spacious and versatile accommodation comprises a lounge with multi fuel stove, a well-proportioned kitchen/diner, separate dining room, utility room, family bathroom, and three bedrooms, including a principal bedroom with en-suite facilities. Further benefits include double glazing throughout and a dual heating system incorporating oil-fired central heating and solid fuel heating. Externally, the croft land and timber workshop offer excellent potential for a range of lifestyle, hobby, agricultural, or home business pursuits, enhancing the property's appeal to those seeking a more self-sufficient way of life. Torran Iamhair represents an ideal family home combined with a unique lifestyle opportunity in a beautiful West Highland setting.

Arivegaig is a small crofting township which is formed around the picturesque Kentra Bay, and forms the perfect place to explore the rugged beauty of this wonderful area on the Ardnamurchan Peninsula, with the Singing Sands and Ardtoe Beach all within easy reach. The property is located some three miles from the main village of Acharacle, a thriving community offering a wide range of amenities including hotel, shops, post office, bakery, tearoom, doctors surgery and churches. The highly regarded primary school is also located locally in the village, while the secondary school is some eight miles away in the neighbouring village of Strontian, making this an ideal family home.

- Charming Detached Property with 2.3 Acre Croft
- Desirable, Rural Location
- Lounge
- Kitchen/Diner & Dining Room
- Utility
- Bathroom
- 3 Bedrooms (Principal En-Suite)
- Dual Heating System - Oil Fired & Solid Fuel
- Outbuildings
- EPC Rating: C 71

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Accommodation and Details

Entrance Vestibule 2.1m x 1.8m

With composite entrance door with glazed panels. Door with glazed panel to hallway.

Hallway

With doors to lounge, kitchen/diner, bedrooms and bathroom. Hatch to loft - with attic trusses. Two built-in cupboards.

Lounge 5.7m x 4.0m

With window to front. Feature multi-fuel stove. Door to dining room.

Dining Room 3.7m x 3.0m

With patio doors to rear garden. Door to kitchen/diner.

Kitchen/Diner 3.7m x 3.7m

With window to rear. Fitted with beech effect kitchen units offset with granite effect work surface. Neff double oven. Neff hob with Neff chimney hood over. Integrated fridge/freezer. Stainless steel one-and-a-half bowl sink. Tiled splashback. Tiled flooring. Door to utility.

Utility 2.0m x 1.7m

With glazed back door. Fitted with beech effect kitchen units offset with granite effect work surface. Plumbing for washing machine. Tiled flooring. Built-in linen cupboard.

Bedroom 3.7m x 2.4m

With window to rear. Fitted wardrobes with mirrored sliding doors.

Bedroom 3.8m x 3.6m

Slightly L-shaped, with window to rear. Fitted wardrobes with mirrored sliding doors.

Principal Bedroom 3.9m x 3.4m

With two windows to front. Fitted wardrobes with mirrored sliding doors. Door to en-suite shower room.

En-Suite Shower Room 2.1m x 1.2m

With frosted window to front. Fitted with white suite of WC, wash hand basin and wet walled shower cubicle with Mira shower.

Bathroom 2.9m x 2.4m

L-shaped, with frosted window to front. Fitted with white suite of WC, wash hand basin set on vanity unit, bath, and wet walled shower cubicle with Mira shower.

Garden

A tarmac driveway leads to the property and gravelled parking area. The garden is well stocked with mature trees, heaters and shrubs with the remainder laid to lawn. Garden shed. Timber workshop.

Croft

The owner occupied croft for sale is outlined red on the title plan and extends in total to approximately 2.3 acres. The house, garden shed and driveway has been de-crofted, equating to 0.39 acres. The croft is registered in the Crofting Register, under schedule number A0210. The croft comprises grassed areas with a ruin, mature trees and shrubs. Useful link: www.crofting.scotland.gov.uk

Workshop 6.0m x 6.0m

Of timber construction. With double doors to front and side. Windows to front and side. Light and power.

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 and proceed on towards Acharacle. When entering Acharacle proceed right through the village and at the Church of Scotland, take the turning on the left at the crossroads, signposted Kentra B8044. Follow this road for approximately 1.3 miles, and proceed over a small bridge and then take the first turning on the left hand side. Proceed along this road and the property is the third property on the left hand side.

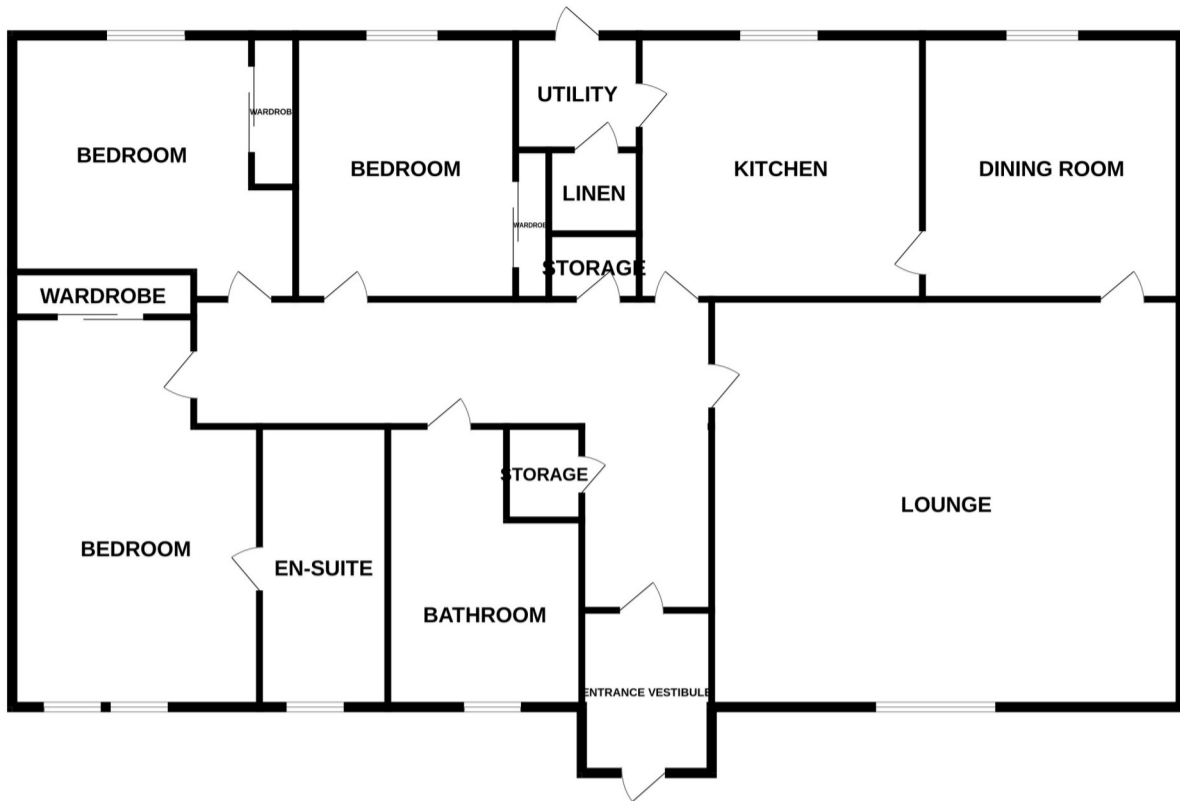
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Floor Plan




Whilst every attempt has been made to ensure the accuracy of the floorplan 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 shows the owner occupied croft and decrofted house and garden ground.





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)'.