



MacPhee & Partners



CABERFEIDH | KILCHOAN | ACHARACLE | PH36 4LH



OFFERS OVER: £298,000

Peacefully situated and enjoying a prime elevated position, with views spanning across the garden grounds to the Sound of Mull and the surrounding countryside, the sale of Caberfeidh provides a substantial detached property, set in charming garden grounds with detached garage. Located on the edge of the village of Kilchoan, on the picturesque Ardnamurchan Peninsula, the property is deceptively spacious, offering generous accommodation arranged in a convenient layout, and benefits from double glazing plus oil and gas fired central heating. In immaculate order throughout, the property boasts a formal, dual aspect lounge, with feature gas fire, and is complemented by two kitchen areas with separate dining room, a sitting room, six double bedrooms, two with en-suite facilities, a bathroom, a shower room, a study and utility room. Due to the size and location, the property would be ideally suited as a wonderful family home, or as an investment opportunity in very buoyant Bed & Breakfast, rental, and self-catering markets.

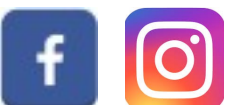
Kilchoan is a picturesque crofting village on the Ardnamurchan peninsula which is famed for its natural, rugged beauty and wildlife. Approximately 60 miles west of Fort William, Kilchoan village has a shop/Post Office, petrol station, primary school, large Community Centre etc. In addition, there is a ferry link to Tobermory on the Isle of Mull. The plot's location on this most attractive area of the Highlands means it is well-placed to take advantage of the many leisure and pleasure activities which the area has to offer.

- Substantial Detached Property
- Stunning, Direct, Sea Views
- Desirable Rural Location
- Lounge & Sitting Room
- 2 Kitchen/Diners & Utility Room
- Dining Room & Study
- 6 Bedrooms (2 En-suite Shower Rooms)
- Bathroom & Shower Room
- Large Garden
- Garage & Greenhouse
- Oil & Gas Fired Central Heating
- Double Glazing
- EPC Rating: F 34

MacPhee & Partners

Airds House, An Aird, Fort William, PH33 6BL
01397 70 2200

estateagency@macphee.co.uk :: www.macphee.co.uk





Accommodation Dimensions

Entrance Hallway

Glazed UPVC entrance door with glazed side panel. Built-in cupboard. French doors to dining room and sitting room. Doors to kitchen/diner, bathroom, bedrooms and rear hallway.

Dining Room 5.6m x 4.3m

With Bay window to views and window to side. Feature stone fireplace with electric stove. Door and glazed panel to study.

Study 3.0m x 2.6m

With window to side. Door to kitchen/diner.

Kitchen/Diner One 4.5m x 4.2m

Fitted with pine kitchen units, offset with wood effect worksurfaces. Esse oil fired cooker. Smeg gas cooker with extractor fan over. Tiled splashback. Tiled flooring. Built-in cupboard. Hatch to loft. Patio door to kitchen/diner two. Door to utility room.

Kitchen/Diner Two 6.8m x 2.8m

With windows to rear and window to side. Fitted with panelled kitchen units, offset with granite effect worksurfaces. Stainless steel sink unit. Cream coloured sink unit. Integral fridge. Tiled floor. Door to rear garden and utility room.

Utility Room 2.2m x 1.7m

With doors to both kitchen/diners. Granite effect worksurface. Fitted wall units. Plumbing for washing machine. Tiled flooring.

Sitting Room 4.1m x 3.6m

With window to views. Recessed area. Archway to bedroom.

Bedroom 4.1m x 3.4m

With window to views. Fitted wardrobes. Door to hallway.

Bathroom 2.6m x 1.8m

Fitted with white coloured suite of WC, wash hand basin and corner bath with shower attachment. Tiled and wet wall splashback. Laminate flooring.

Bedroom 6.2m x 4.1m

L-shaped, with window to rear. Fitted wardrobes and dressing area. Wash hand basin with tiled splashback.

Bedroom 6.1m x 2.9m

With windows to rear and side. Fitted wardrobes. Wash hand basin with tiled splashback. Sitting area.

Rear Hallway

With window to rear. Built-in cupboard. Hatch to loft. UPVC glazed door to front. Doors to lounge, bedrooms and shower room.

Lounge 6.8m x 5.1m

With windows to views and sides. Feature stone fireplace with gas fire.

Bedroom 3.4m x 3.0m

With window to side. Built-in wardrobe. Door to en-suite shower room.

En-Suite Shower Room 1.9m x 1.5m

Fitted with grey coloured suite of WC, wash hand basin and wet walled shower cubicle with Gainsborough shower.

Bedroom 3.5m x 2.9m

With window to side. Built-in wardrobe. Door to en-suite shower room.

En-Suite Shower Room 1.9m x 1.5m

Fitted with grey coloured suite of WC, wash hand basin and wet walled shower cubicle with Gainsborough shower.

Bedroom 3.1m x 2.6m

With window to side. Built-in wardrobe. Wash hand basin with tiled splashback.

Shower Room 1.9m x 1.5m

With frosted window to rear. Fitted with white coloured suite of WC, wash hand basin and shower cubicle with Gainsborough shower.

Garden

The property enjoys large, fully enclosed, garden grounds. Lovingly landscaped over the years by the current owners, the grounds boast feature flowerbeds, mature shrubs and trees, a greenhouse and stone-built wishing well. The raised patio, which runs along the front of the property, enjoys the stunning sea views and fascinating waterway.

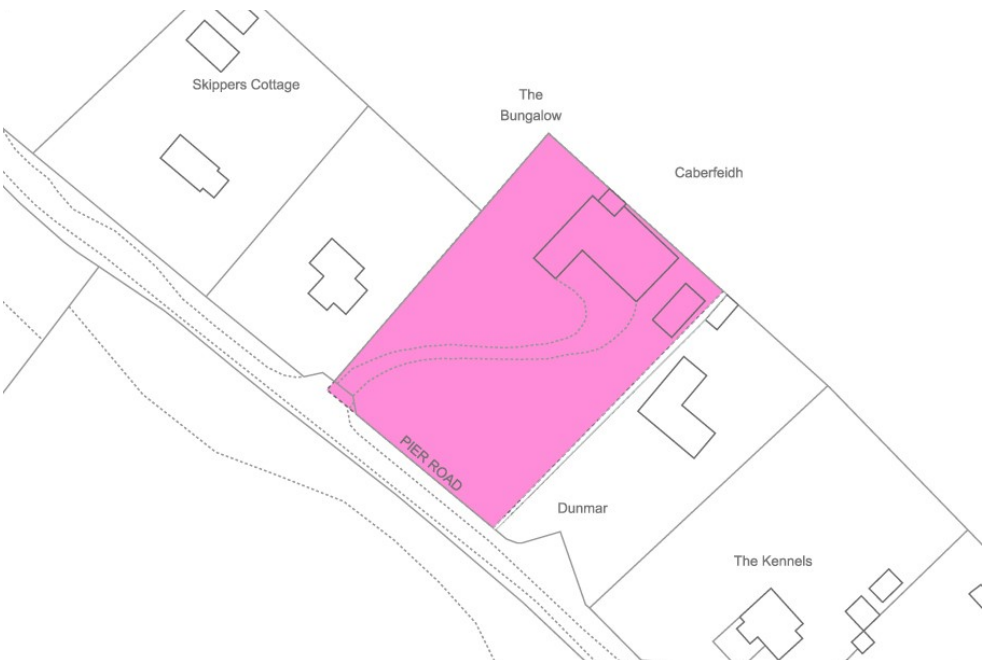
Garage

With electric roller door. Entrance door to side. Light and power. Fitted shelving. There is a lean-to located to the rear of the garage, providing additional storage.

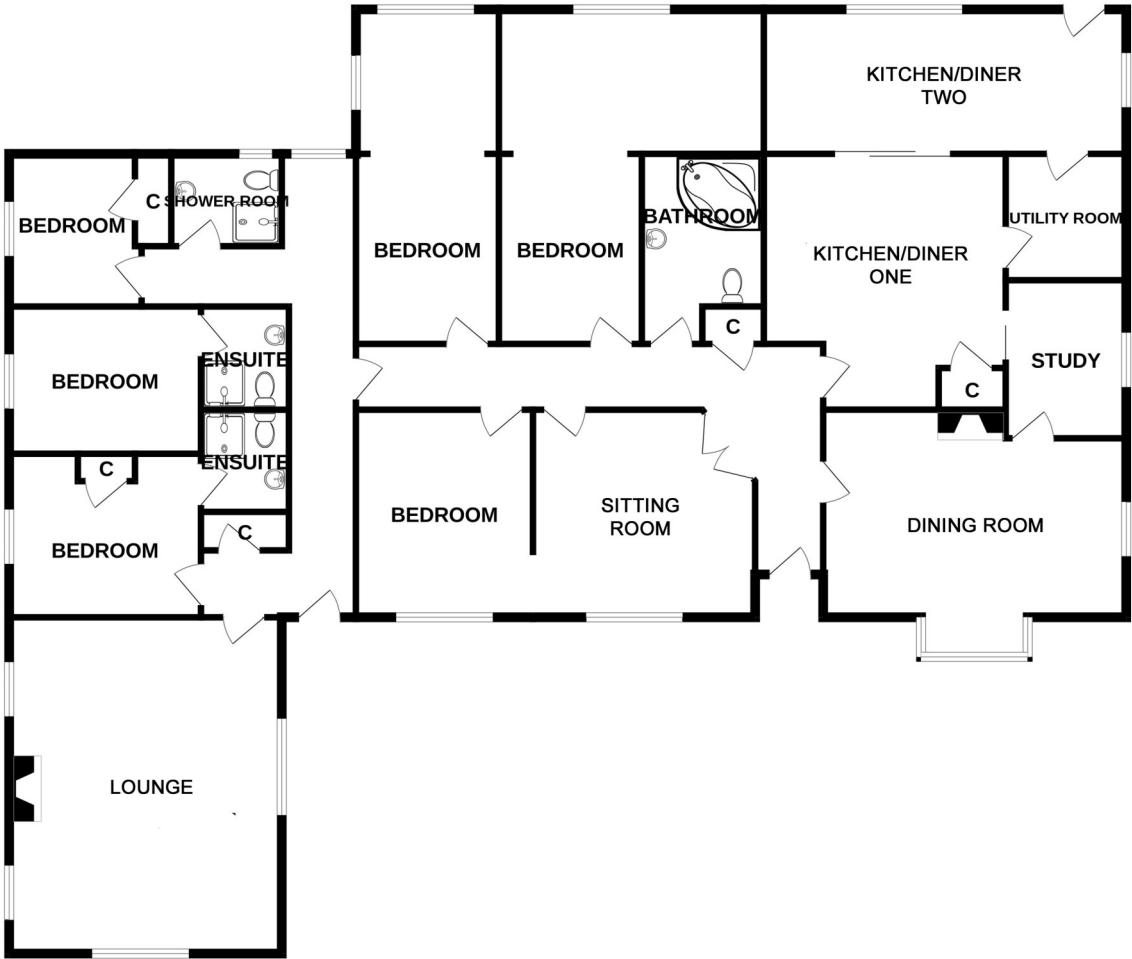


Title Plan

The area shaded pink is included in the sale.



Floor Plan



Travel Directions

From Fort William, take the A82 south to Corran Ferry and cross to Ardgour. Whn exiting the slipway at Ardgour, turn left and follow the A861 to Salen for 24 miles. At Salen junction, turn left on to the B8007to Kilchoan, for around 20 miles. When entering Kilchoan, follow the road ahead for just over half a mile. After the primary school, take the turning on the left on to Pier Road, sign-marked Kilchoan Pier. Pass the information Centre on the left and Caberfeidh is the 3rd property on the left hand side.



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 5)'.