



MacPhee & Partners



ACHARACLE HOUSE | ACHARACLE | PH36 4JZ



REDUCED PRICE GUIDE: £245,000

Enjoying a delightful secluded setting on the edge of the village of Acharacle at Shielfoot, Acharacle House is a charming stone-built Edwardian end-terrace home. Recently upgraded and sympathetically restored, the property features a handmade bespoke fitted kitchen while retaining an abundance of original character, including a striking curved pitch pine staircase, panelled doors, fireplaces and ornate plaster ceiling roses. Further benefits include double glazing and oil-fired central heating. Enjoying attractive views over the surrounding countryside, the property offers spacious, well-proportioned accommodation arranged over two floors, comprising an entrance hallway, dining lounge, kitchen/diner, utility room and cloakroom on the ground floor, with two generous bedrooms and a family bathroom on the first floor. A useful floored attic room with a Velux window provides additional versatile space, most recently used as a home office. Presented in excellent order throughout, the property is ideally suited as a permanent family home, an idyllic holiday retreat, or an investment opportunity within the thriving self-catering or long-term rental market.

Shielfoot is a peaceful rural hamlet set amidst spectacular Highland scenery, just a short drive from the popular village of Acharacle on the Ardnamurchan Peninsula. Acharacle is a thriving community offering an excellent range of local amenities, including a hotel, shops, post office, tearoom, doctor's surgery and churches. A highly regarded primary school is located within the village, while secondary education is available approximately 12 miles away in the neighbouring village of Strontian.

- Impressive End-Terrace Courtyard Dwellinghouse
- Stunning Rural Location with Countryside Views
- In Immaculate Order with Recent Upgrading
- Dining Lounge
- Bespoke Kitchen
- Utility Room & Cloakroom
- 2 Double Bedrooms
- Family Bathroom
- Floored Attic Room
- Double Glazing & Oil Fired Central Heating
- Private Garden & Communal Courtyard
- EPC Rating: D 67

MacPhee & Partners

Airds House, An Aird, Fort William, PH33 6BL

01397 702200 :: estateagency@macphee.co.uk :: www.macphee.co.uk



rightmove
find your happy



PrimeLocation.com



Accommodation

Entrance Hallway 4.4mk x 1.8m

L-shaped, with pitch pine original staircase to upper level. Wooden front door with two glazed panels and two single glazed panels above. Partial tiled flooring. Built-in understair cupboard with light. Door to dining lounge, kitchen, cloakroom and utility room.

Dining Lounge 5.4m x 4.2m

With bay window to front. Striking multi-fuel stove set on slate tiled hearth, with tiled surround and wooden overmantle. Half glazed door to side shared courtyard. Engineered Canadian Maple flooring.

Kitchen 3.6m x 3.5m

With double window to front. Fitted with bespoke handmade wooden kitchen units, offset with oak work surfaces and upstand, featuring copper handles. Bosch integral oven. Bosch induction hob with stainless steel extractor chimney over, and copper effect glass splashback. White one-and-a-half bowl stone sink unit with copper coloured mixer tap. Plumbing for dishwasher and space for under-counter fridge. Tongue-and-groove walling. Glass brick feature to utility room. Oak flooring.

Cloakroom 2.3m x 1.5m

With Velux window to rear. Fitted with white suite of WC, and wash hand basin set on sycamore vanity shelf. Tongue-and-groove lower walling. Pine flooring.

Utility Room 2.7m x 1.5m

Half glazed UPVC door with glazed panel above to rear private courtyard. Fitted with pale grey coloured shaker-style kitchen units, featuring pewter effect handles. White work surfaces and upstand. White quartz sink unit with brushed brass effect mixer tap. Tiled flooring. Step up to boiler area.

Boiler Area 1.5m x 0.9m

Housing Boulter boiler.

Upper Level

Landing 2.9m x 2.5m

L-shaped, with window to rear. Built-in cupboard (1.8m x 1.0m), housing hot water

cylinder, with fixed shelf and light. Pine flooring. Fixed ladder to attic room. Doors to bathroom and bedrooms.

Bathroom 3.7m x 2.4m

With window to side and Velux-style window to rear. Fitted with white Heritage suite of WC, wash hand basin, and bath with mains shower and shower attachment over. Tiled splashback. Feature sycamore shelf. Tongue-and-groove lower walling.

Bedroom 3.7m x 2.9m

With window to side. Feature stone fireplace with wooden overmantle. Slate tiled hearth and vented blocked-up slate tiled surround.

Bedroom 4.6m x 3.7m

With double window to front countryside views. Beamed ceiling. Open cast-iron fire with green tiled hearth and surround, and wooden overmantle. Open wardrobe area (3.6m x 0.7m) with lights. Oak laminate flooring.

Attic Room 5.4m x 2.3m

With Velux window to rear. Under-eave storage. Polished laminate flooring.

Garden

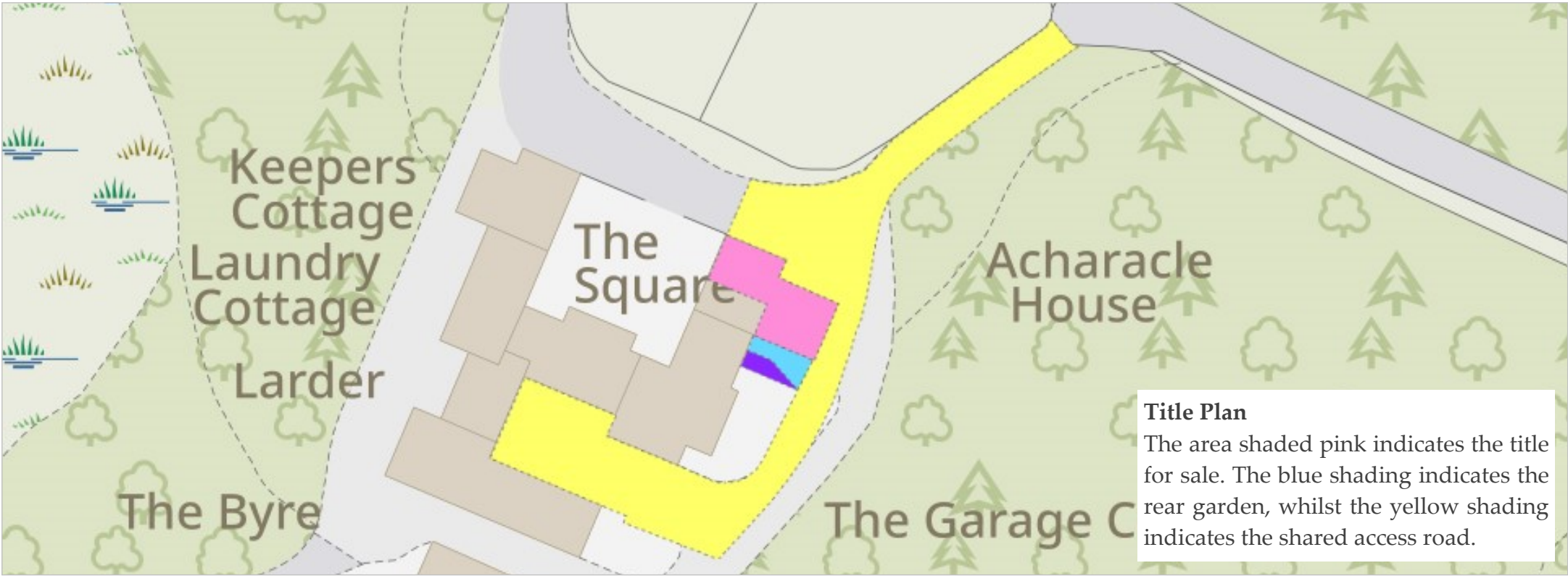
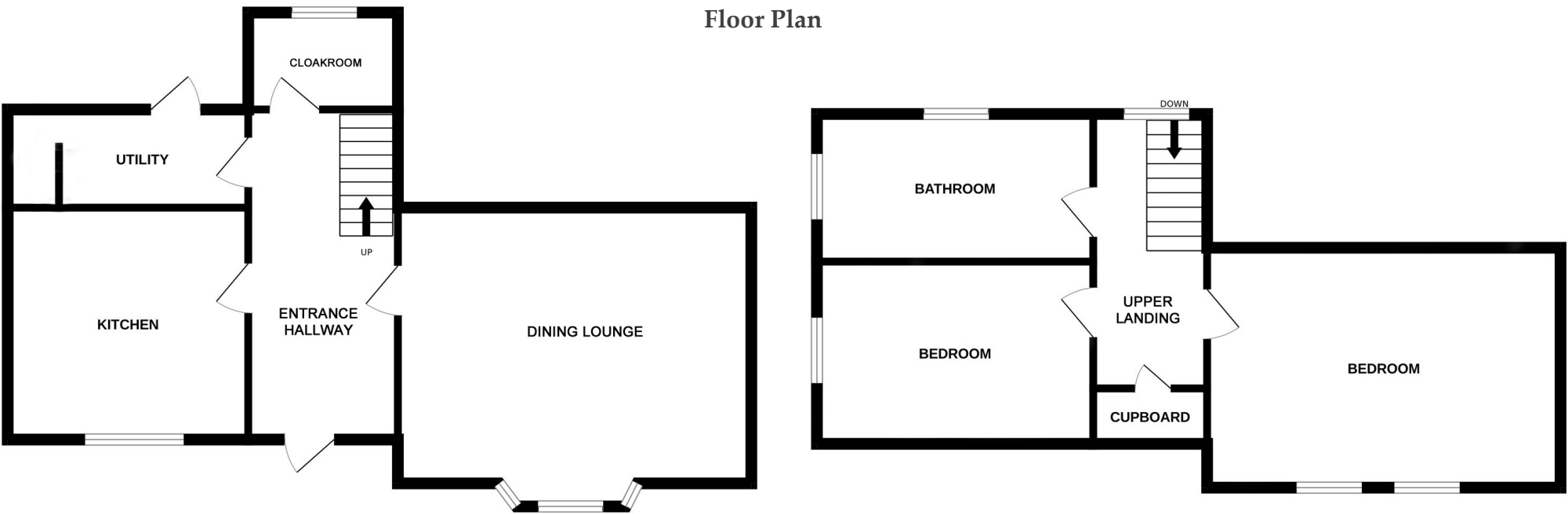
The property is approached by a shared, semi-circular, dual-access gravelled driveway, leading to gravelled parking areas directly outside. A communal courtyard is located to the side of the property and accessed directly from the dining lounge, with planted pots creating colour and interest. A private garden is located to the rear of the property, fully enclosed and laid to paving slabs for ease of maintenance. This charming space is filled with mature shrubs, bushes, and seasonal planting and provides a private seating area.

Travel Directions

From Fort William, proceed north on the A82 for around 2 miles, turning left on to the A830 directly before the Shell filling station. Continue on this road for around 25 miles to Lochailort, then turn left on to the A861. Follow this road for around 18 miles, and where signposted Moss, bear right and cross the River Shiel. Take the first turning on the right, signposted Shielfoot and continue for around 0.2 miles. Take the second turning on the left and Acharacle House is directly ahead.



Floor Plan



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)'.