

TY BLODAU GWYN, FASSFERN



KEY FEATURES

Modern detached family home built in 2023

Bright and spacious living accommodation

5 double bedrooms with 2 en-suites

Views towards Loch Eil and surrounding hillside

Private driveway providing ample parking

Ground extends to 0.6 acres (0.24 hectares)

Double Glazing / Air Source Heating

Council Tax Band G

Energy Performance Rating B-83

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

OFFERS OVER £510,000



DESCRIPTION

Ty Blodau Gwyn is located in Fassfern and is a beautifully presented detached family home offering an exceptional combination of space, style and versatility. Built in 2023 and tastefully decorated throughout, the property is ready to move into and is perfectly suited to modern family living.

The accommodation comprises five generous bedrooms, two benefiting from their own en-suite shower room with underfloor heating.

At the heart of the home is an open plan spacious kitchen area. A separate utility room and porch provide additional practicality and offers direct access to the side garden. The impressive lounge-diner area is bright and welcoming with sliding doors on to the front garden and views toward the loch and surrounding hillside.

Externally the home continues to impress with spacious garden grounds to the side, front and rear. A substantial private driveway provides ample off-road parking for multiple vehicles.

The property also offers an excellent opportunity with planning permission for a garage with a studio apartment.

LOCATION/AMENITIES

Fassfern is a hamlet on the north shore of Loch Eil in the Scottish Highlands. Surrounded by mountains and forests, the area offers a peaceful rural setting with stunning natural scenery. Its location on the A830 road makes it an ideal base for exploring Fort William, Glenfinnan, Mallaig and the small Isles.

The nearby town centre of Fort William, often referred to as the "Outdoor Capital of the UK" is just a short distance away and offers an extensive selection of shops, supermarkets, cafés, restaurants, leisure facilities, a railway station, and bus services. The area is home to a number of schools, a college campus, and medical facilities, providing everything required for day-to-day living.

For outdoor enthusiasts, the location enjoys direct access to some of Scotland's most spectacular landscapes. Loch Eil, the Caledonian Canal and the Great Glen Way are within easy reach, offering excellent walking and cycling opportunities, while Ben Nevis, Nevis Range Mountain Resort, Glen Nevis and numerous lochs and mountain trails are all nearby. The surrounding area provides year-round opportunities for hiking, mountain biking, skiing, fishing, sailing and a wide range of outdoor pursuits.

DIRECTIONS - Ty Blodau Gwyn, Fassfern, Kinlochiel, Fort William PH33 7NP:

From Fort William take the A82 North until the roundabout at the Shell Petrol Station. Turn left onto the A830 Mallaig Road, continue for approx 7.5 miles passing through Corpach. Pass the first signpost to Fassfern and take the second. Turn right and continue along the road and after the slight bend, Ty Blodau Gwyn is sign posted on your left.

ACCOMMODATION COMPRISES—GROUND FLOOR: Entrance vestibule, WC, two store cupboards, kitchen, lounge-diner, utility room, living room and office.
FIRST FLOOR: Landing and store cupboard, five bedrooms, two en-suite shower rooms and family bathroom.

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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Entrance (3.20m x 4.67m): Spacious and bright reception hall with laminate flooring and a timber staircase with carpets leading to the upper floor. Access to Kitchen and W.C. Ample storage with two store cupboards.

WC (2.72m x 1.78): Modern WC with tile flooring, wash hand basin and under sink storage. Large LED mirror and underfloor heating.

Kitchen (7.50m x 4.18m): Open-plan kitchen with ample storage and laminate flooring. Benefiting from fitted moss green wall, base and drawer units and pantry, complemented by white worktops and a large breakfast island with a built-in Bluetooth speaker, USB and two sockets. There are integrated appliances including a fridge, extractor hood and dishwasher. A sociable room perfect for entertaining. Adjoining the kitchen is a convenient utility room.

Lounge—Diner (6.50m x 4.13m): Bright and spacious sitting area with laminate flooring and a log-burning fireplace. The dining area offers ample space for a dining table and chairs, with large sliding glazed doors providing direct access to the garden and views towards the loch and surrounding hillside.



Second Lounge (4.12m x 3.85m): Spacious sitting area finished with carpet flooring and large front facing windows with views towards the loch.

Utility (2.9m x 3.5m)/Back Porch (3.8m x 3.7m): A large utility room with ample built-in moss green wall and base units with a fitted sink and integrated fridge, freezer and washing machine. Provides access to the back porch with tile flooring and access to the side garden.

Office (4.12m x 2.51m): A spacious room with carpet flooring and views to the side of the property. Currently used as an office room providing a working from home opportunity but also has the potential to be used as a sixth bedroom.

Upstairs Landing (8.48m x 4.15 at widest points): Stairway to first floor area with store cupboard, carpet flooring and access to bedrooms and family bathroom.

Family Bathroom (5.09m x 1.81m): A modern spacious family bathroom fitted with a large bath, WC and wash hand basin with under sink storage. Complimenting the modern design is a large LED mirror, beige tile flooring and black finishes.



Bedroom 1 / Master bedroom (4.16m x 4.10m):

Spacious double bedroom with views toward to the loch and hillside. Benefiting from carpet flooring and a walk-in wardrobe with hanging rails, shelving and drawers. **En-suite shower room (2.12m x 1.44m):** A beige and gold shower room with WC and wash hand basin. LED Mirror, under sink storage and tile flooring.



Bedroom 2 (3.52m x 4.11): Spacious bedroom with large balcony doors and views towards the garden and loch. Carpet flooring and a built-in wardrobe featuring mirrored sliding doors with shelving and hanging rails.



Bedroom 3 (4.16m x 3.22m): Front facing bedroom with carpeted flooring, a built-in wardrobe with hanging rail, shelving and drawers.

Bedroom 4 (4.16m x 3.19m): Rear facing double bedroom with carpeted flooring.

Bedroom 5 (4m x 2.95m): Double bedroom with views to the side of the property and carpet flooring.

En-suite shower room (2.91m x 1.78m): Modern shower room fitted with a WC, a wash hand basin with under sink storage, LED mirror and tile flooring.



EXTERNAL

The property is accessed from the front via a gravel driveway which leads round the side of the property and provides ample parking for multiple vehicles. Ty Blodau Gwyn has a generous front, rear and side garden extending to 0.6 acres with a stone slab pathway extending around the home.

The property benefits from planning permission for a garage and studio apartment, for further information please email property@solicitors-scotland.com.



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