



CEOL-NA-MARA | 2 ARDERY | STRONTIAN | PH36 4HX

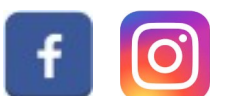
GUIDE PRICE: £230,000

Quietly situated in the charming hamlet of Arderly, on the picturesque Ardnamurchan peninsula, Ceol-Na-Mara forms a deceptively spacious, detached cottage. Nestled within private garden grounds of around half an acre, and featuring a detached timber garage, the property enjoys views over Loch Sunart and the surrounding hills and countryside. While modernisation and upgrading are required, the cottage offers versatile accommodation, arranged over one level. Benefiting from double glazing and oil-fired central heating, it also includes a rare right of access over the surrounding croftland to the loch - an especially attractive feature of the sale. Due to its size and location, Ceol-Na-Mara would be ideally suited as a permanent family home following works, and offers a fantastic lifestyle opportunity.

The property is located in the small community of Arderly on the Ardnamurchan peninsula, an area renowned for its rugged natural beauty and abundant wildlife. The attractive village of Strontian lies approximately 4 miles away at the head of Loch Sunart, surrounded by spectacular Highland scenery. Strontian offers a range of amenities, including shops, hotels, a post office, a doctor's surgery, and both primary and secondary schools. Further facilities and services can be found in Fort William, around 27 miles distant.

- Spacious Detached Cottage
- Charming Rural Location
- Loch View & Access
- Lounge, Sitting Room & Sunroom
- Kitchen/Diner
- 5 Bedrooms & 2 Attic Rooms
- 2 Bathrooms
- Double Glazing & Oil Fired Central Heating
- Garden of around 0.5 Acres with Timber Garage
- EPC Rating: E 41

MacPhee & Partners
Airds House, An Aird
Fort William, PH33 6BL
01397 702200
estateagency@macphee.co.uk
www.macphee.co.uk



rightmove
find your happy

ZPG

PrimeLocation.com



Accommodation

Entrance Vestibule 2.5m x 1.9m
With UPVC entrance door. Door to bathroom and kitchen/diner.

Bathroom 2.6m x 2.2m
With window to rear. Fitted with modern white suite of WC, wash hand basin, and bath with Mira shower over. Wet wall splashback. Door to walk-in cupboard - housing water tank.

Kitchen/Diner 5.1m x 3.9m
With windows to sides. Fitted with wooden kitchen units offset with marble effect worksurfaces. Stainless steel sink unit. Feature wood burning stove. Door to lounge.

Lounge 4.9m x 3.8m
With windows to front and side. Feature stone fireplace. Door to hallway.

Hallway
With stairs to two attic rooms. Doors to bedroom, sunroom and sitting room.

Bedroom 3.0m x 2.7m
With window to rear.

Sunroom 5.0m x 2.0m
With triple aspect windows to front. Door to side.

Sitting Room 4.4m x 3.4m
With window to front. Feature stone fireplace. Sliding door to inner hallway.

Inner Hallway
With doors to front. Doors to bedrooms and

bathroom.

Bedroom 3.3m x 3.3m
With window to front.

Bedroom 4.1m x 3.4m
With windows to front and side.

Bathroom 2.3m x 2.1m
With frosted window to side. Fitted with ivory coloured suite of WC, wash hand basin and bath.

Bedroom 4.3m x 3.3m
With windows to rear and side.

Bedroom 4.3m x 3.3m
With window to rear.

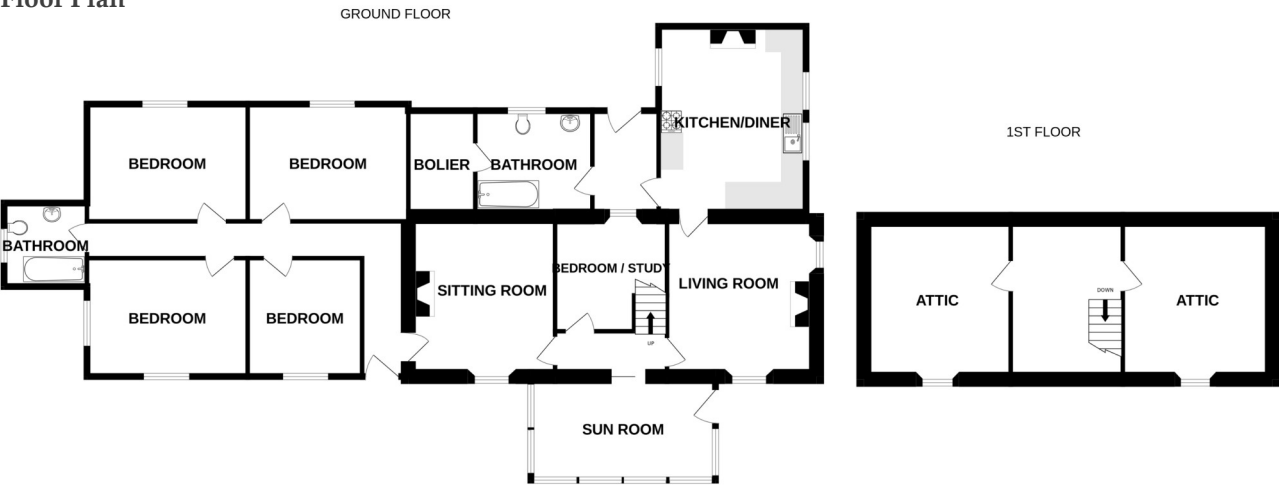
Garden
The property is approached via a gravelled driveway providing ample parking. The front garden is laid to lawn, taking in direct views over the loch, and is complemented by a selection of mature trees and shrubs. A timber detached garage sits to the side, offering additional storage or workspace.

Travel Directions
From Fort William take the A82 south and cross the Corran Ferry. From there proceed left on the A861, for around 14 miles, passing through the village of Strontian towards Artery. Travel for a further 4.3 miles and Ceol-Na-Mara is located on the left hand side directly after the stone bridge.

 what3words [tunes.tables.loading](#)



Floor Plan



Title Plan

The area outlined red only indicates the title for sale, equating to around 0.5 acres.



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)'.