



ROCK COTTAGE | CROFT 2 STRONABA | SPEAN BRIDGE | PH34 4DX



The sale of Rock Cottage offers a most exciting opportunity to purchase an impressive detached cottage, detached chalet, an agricultural workshop/garage with pit, several outbuildings, BBQ hut and a superb owner-occupied croft, equating in total to around 18.1 acres. All in excellent order and beautifully presented, the sale presents a real lifestyle opportunity with ready to go business prospect, idyllically set in beautifully maintained grounds, in the crofting township of Stronaba, on the outskirts of the charming residential village of Spean Bridge. Both properties benefit from double glazing and oil fired central heating and are fully independent of one another. The chalet is run by the current owner between April and September each year, has a Short Term Licence (STL) already in place, and the contents could be included at separate negotiation. Due to the size, flexibility and location, the sale would also provide a superb family home with ancillary accommodation in place, ideal for different generations of families.

Rock Cottage

Lounge, Kitchen, Utility, Dining Room, Sun Room, Three Double Bedrooms (Principal with En-Suite Shower Room) & Family Shower Room

Chalet

Entrance Porch, Lounge, Kitchen/Diner, Utility Hallway, Two Double Bedrooms & Large Shower Wet Room

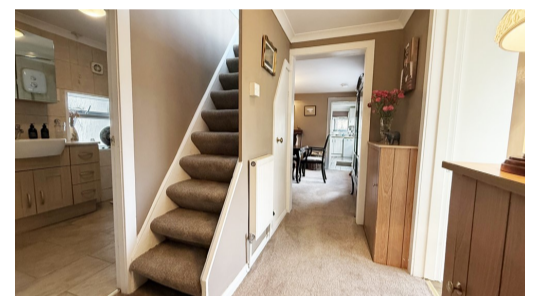
- Double Glazing & Oil Fired Central Heating
- Beautifully Maintained Garden Grounds & Private Parking
- Agricultural Workshop/Garage, BBQ Hut & Outbuildings
- 18.1 Acres in total - 0.8 Acres Decrofted & 17.3 Acres Croftland

Guide Price: £460,000 EPC Rating: E 50

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Property Description

Offering a light, spacious family home, Rock Cottage is in excellent order both externally and internally, and benefits from double glazing, oil fired central heating and is neutrally decorated throughout. Enjoying generously proportioned and flexible accommodation, conveniently arranged over two levels, the accommodation comprises - a lounge with feature wood-burning stove, incredibly bright, large triple-aspect sun room, formal dining room with feature wood-burning stove, a modern shaker-style fitted kitchen with island unit and separate matching utility room with Belfast sink unit, principal bedroom with en-suite shower room, and family shower room all located on the ground level, whilst the upper level offers two further double bedrooms.

In addition to the main dwelling, the detached chalet boasts deceptively spacious accommodation across one level, comprising a lounge, kitchen/diner, utility hallway, two double bedrooms and a large shower wet room. The chalet contents may be available at separate negotiation.

Garden

The property benefits from generous garden grounds, lovingly landscaped in recent years to create a very attractive private garden, of around 0.8 acres. A sweeping gravelled driveway leads to the properties, providing ample parking, and circling an elevated central lawned area, with BBQ hut and patio area, offset with a raised planter, fixed bench seats and mature trees. A large agricultural workshop/garage with mechanic pit and mezzanine level is also included in the sale, plus many useful outbuildings including a laundry and wood store, provide excellent storage facilities for garden equipment etc.

Croft

The owner-occupied croft for sale is shown pink on the title plan and extends in total to approximately 18.1 acres (7.32 hectares). The area shaded yellow is the decrofted house and garden, which extends to around 0.8 acres (0.32 hectares). The croft comprises two separate areas, with a mixture of level and hillside grazing. The croft is registered in the Crofting Register under two registered numbers, I2374 & I7238. Useful link with further information: www.crofting.scotland.gov.uk

Location

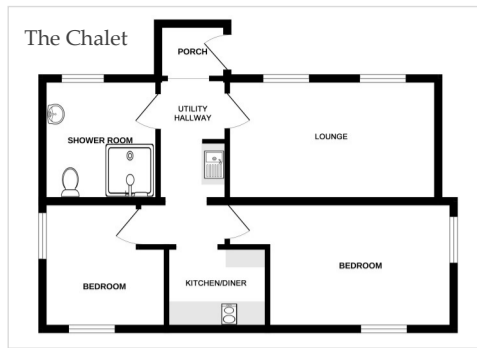
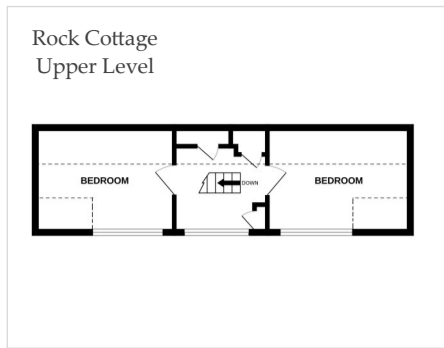
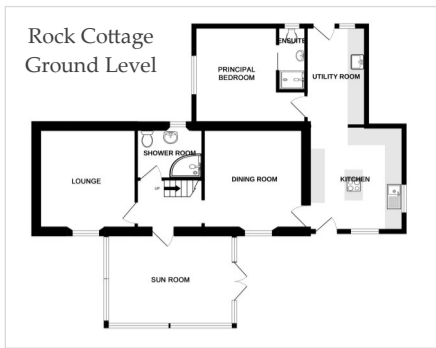
Stronaba is located approximately 2 miles from the village of Spean Bridge which offers a range of amenities including shops, hotels, railway station, restaurants, primary school etc. The location, within the heart of spectacular Highland scenery, means that it is well placed to take advantage of all the leisure and pleasure activities which the area has to offer, including golfing, mountain biking and skiing and is only 10 miles from the principal town of Fort William. The local area provides the opportunity to access a wealth of outdoor activities including the Great Glen and Nevis Range Ski Area, downhill and cross country mountain bike riding, hill walking, sailing or exploring the footpaths along the Caledonian Canal only a few minutes drive from the property. Fort Augustus and the famous Loch Ness are about a 30 minute drive north.



The Chalet



Floor Plans



Rock Cottage Accommodation Dimensions

- Ground Floor**
 Kitchen 4.1m x 3.5m
 Utility 3.6m x 2.1m
 Principal Bedroom 4.0m x 2.9m
 En-Suite Shower Room 2.4m x 1.0m
 Dining Room 3.7m x 3.6m
 Inner Hallway
 Sun Room 4.8m x 3.8m
 Lounge 3.8m x 3.6m
 Shower Room 2.4m x 1.9m

- Upper Level**
 Landing
 Bedroom 3.2m x 2.7m
 Bedroom 3.7m x 3.2m

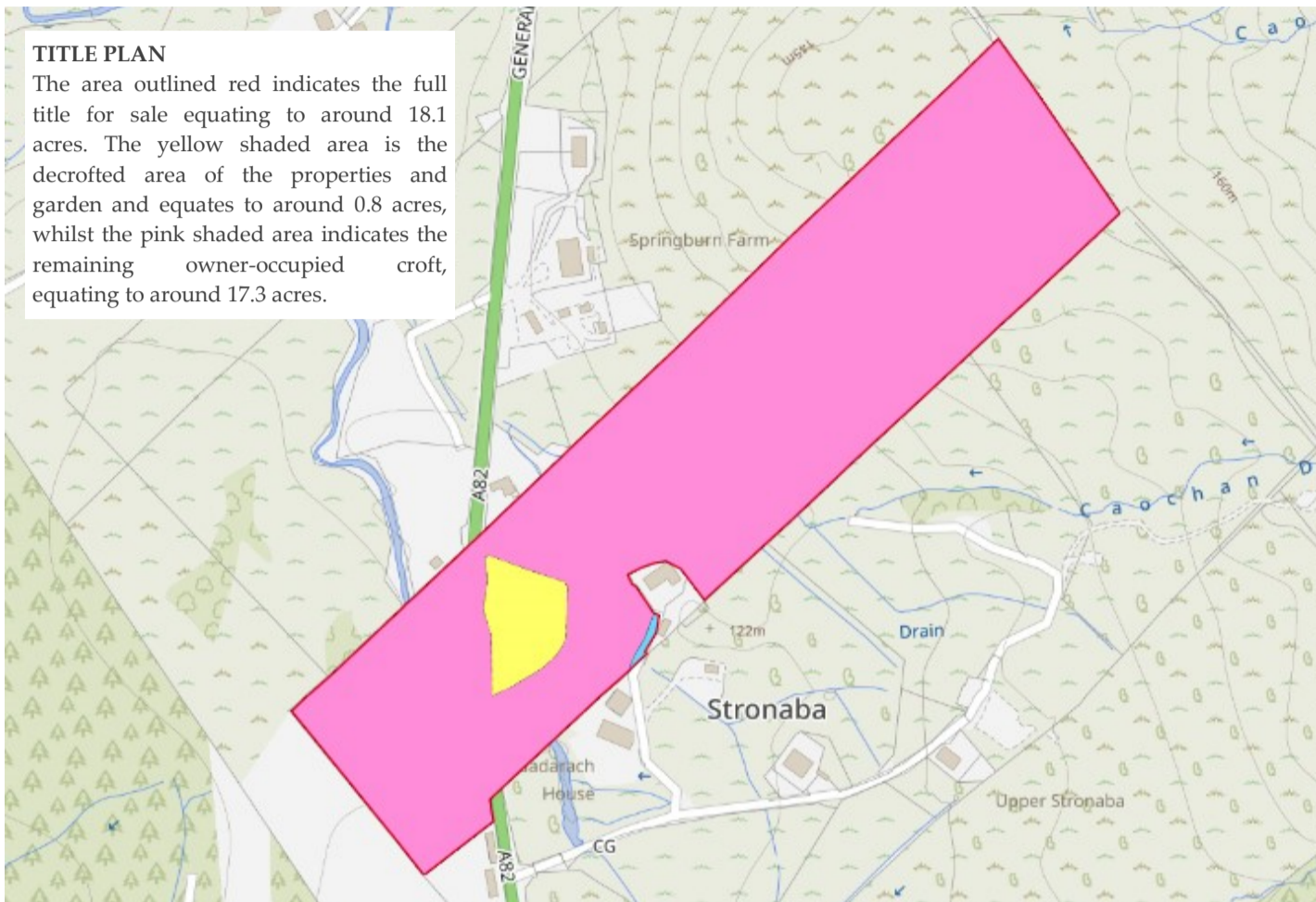
Chalet Accommodation Dimensions

- Entrance Porch
 Utility Hallway
 Lounge 4.6m x 2.8m
 Bedroom 5.3m x 2.7m
 Kitchen/Diner 2.2m x 1.7m
 Bedroom 2.9m x 2.8m
 Shower Wet Room 2.7m x 2.6m

Travel Directions

From Fort William, travel along the A82 northwards on the Inverness road for around 9 miles to the village of Spean Bridge. Proceed over the bridge, bearing left and continue up the hill towards The Commando Memorial. Stay on the A82 for a further 2 miles approximately, passing the road sign for Stronaba. The entrance to Rock Cottage is the third road on the right hand side, well signposted.

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