
KEMBLE, ROSHVEN



KEY FEATURES

Three bedroom detached property in a peaceful, mature woodland setting

Direct access to beach

Associated land totalling 6.5 acres

Spacious gravel driveway providing ample off-road parking

Substantial detached timber garage/workshop with lighting and electrical sockets

Separate timber cabin with lighting and sockets

Private and secluded surroundings

Council Tax Band: E

Energy performance rating E:39

Double Glazing / Oil Fired Heating

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

OFFERS OVER: £500,000

DESCRIPTION

Kemble is an attractive detached property situated in the peaceful village of Roshven surrounded by generous garden grounds and within easy reach of the beach. Built in 1967 the property extents approximately 116 sq m. The associated land is 6.5 acres (2.64 hectares).

The accommodation includes a spacious lounge, a modern fitted kitchen installed in 2023, three bedrooms, a family bathroom and a separate modern shower room.

Further improvements include a new fuse box installed in 2022 and a garage constructed in 2019. Outside the property benefits from a long private driveway, ample garden grounds and a cabin equipped with lighting and electrical sockets. The land associated with the property is otherwise wild established woodland and permits direct access to Roshven beach.

Services: Water is from a shared private water supply. There is a septic tank. Cooking facilities, and heating is provided by an oil-fired Rayburn. Electricity is from the National Grid. Fibreoptic broadband cable has recently been laid adjoining the property

The Rayburn and white goods are included in the sale price while other items of furniture may be available by separate negation

LOCATION/AMENITIES

Roshven is a small and picturesque coastal hamlet located in the Scottish Highlands, set along the shores of Loch Ailort in one of the most sought-after areas of Lochaber.

The location is renowned for its natural beauty, with panoramic views across the sea to the Small Isles and easy access to beaches, woodland, and hillside walks. Residents can enjoy a wide range of outdoor pursuits including hillwalking, kayaking, fishing, and wildlife watching, with frequent sightings of otter, deer, seals, dolphins and even sea eagles.

Despite its peaceful and rural setting, Roshven remains well-connected. The village of Genuig is nearby. In the other direction, Lochailort provides access to the popular “Road to the Isles,” linking you to Fort William in around 40 minutes, as well as ferry routes to the Isle of Skye and the Small Isles. There is a railway station at Lochailort and Fort William can be reached by Sleeper service from London

Everyday conveniences, shops, cafés, and services can be found within a short drive. The wider region offers a wealth of attractions including beaches, golf courses, historic sites, and outdoor adventure activities, making it ideal for both full-time living and holiday retreats.

Floor Plan-

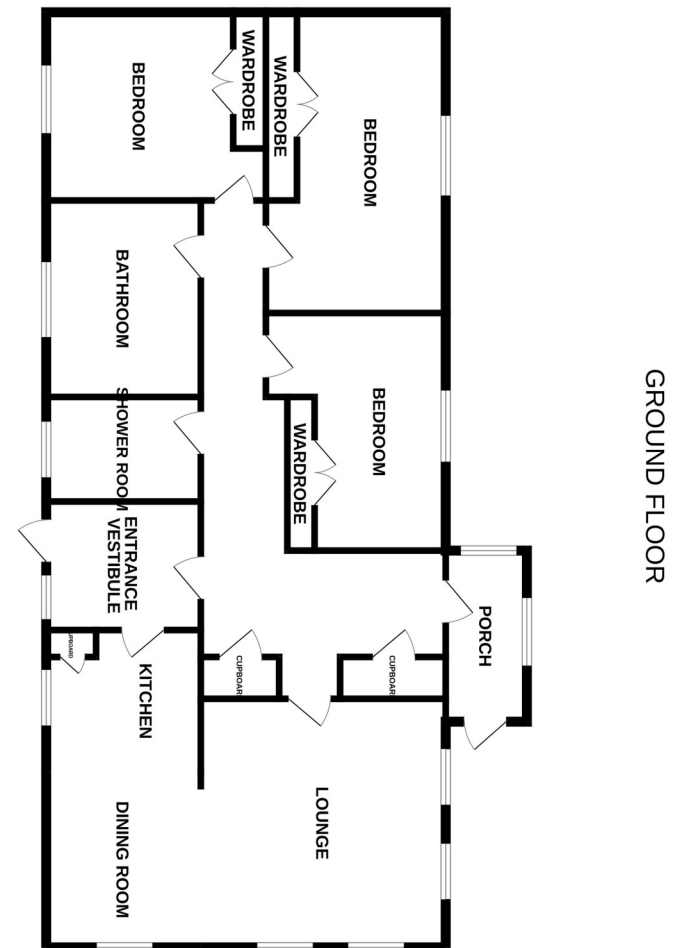
ACCOMMODATION: Porch, Hallway, Lounge, Kitchen-Diner, Utility, Shower room, Family bathroom and three bedrooms.

DIRECTIONS Kemble, Genuig, Roshven, PH38 4NB

From Fort William head briefly north and then west on the A830 towards Mallaig for 25-27 miles, passing through Corpach and Glenfinnan. Continue until Lochailort.

Immediately after the Lochailort Inn onto the A861. Continue for around four miles you reach Roshven, then follow the road for a further five miles until you see signs for West Field.

Turn right at the West Field sign and cross the small wooden bridge. Immediately after the bridge, take the left fork and follow the signs for Baldov. Continue uphill Kemble will be on your right at the end of a long driveway.



PORCH: 2.38m x 1.80m

Picture window overlooking the front garden, complemented by tiled flooring.

HALLWAY-

L-shaped hallway with carpeted flooring and two built-in cupboards with shelving

LOUNGE: 5.95m x 3.55m

Bright and spacious with carpeted flooring, views over the front garden and a log-burning fireplace.

KITCHEN—DINER: 5.95m x 2.92m

Modern fitted kitchen featuring matte dark-blue cabinetry, white marble worktops, light-blue tiled splashbacks, under-cabinets lighting and tiled flooring. Further benefits include an integrated dishwasher, built-in pantry, recessed spotlights and access to the utility room.

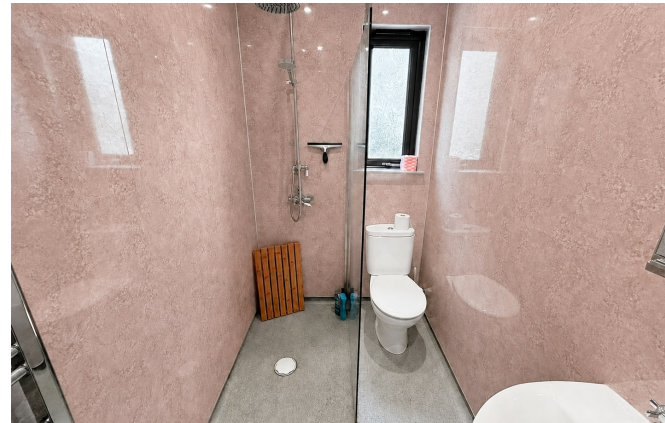
UTILITY ROOM: 2.33m x 2.31m

Built-in dark-blue cabinetry with two additional side units, a fitted sink, tiled flooring and plumbing for a washing machine. Provides access to both hallway and the side of property.



SHOWER ROOM: 2.31m x 1.34m

Pink wet-wall panels throughout a walk-in shower with a glass side screen, recessed spotlights, heated towel rail, WC and wash-hand basin.



FAMILY BATHROOM: 2.32m x 1.97m

Fully tiled bathroom with recessed spotlights, a heated towel rail, WC, wash-hand basin and an over-bath shower with a glass screen.

BEDROOM: 3.55m x 2.95m

Carpeted flooring built-in wardrobes with shelving and hanging rails and views towards the trees with glimpse of the water.



BEDROOM: 4.14m x 2.92m

Carpeted flooring, built-in wardrobes and views towards the front garden.



BEDROOM: 3.54m x 3.45m

Carpeted flooring, built-in wardrobes and views towards the front garden.

Garage & Cabin

A substantial detached timber garage/ workshop with double doors, a solid concrete floor, overhead lighting, electrical sockets, extensive shelving and workbench space. The generous interior provides excellent room for a vehicle, bicycles, tools, equipment and general storage. This building also includes a woodstore

Nestled among trees and flowering shrubs, the separate timber cabin offers a peaceful and versatile retreat. Its warm wood-lined interior features a vaulted ceiling, exposed beams multiple windows, lighting, electrical sockets and space for two beds ideal as guest accommodation, the cabin enjoys direct access to the surrounding garden.



EXTERNAL

The property is set within generous, mature grounds that create an attractive sense of privacy and seclusion.

A broad well-kept lawn forms the centrepiece bordered by richly planted beds containing established shrubs, ornamental trees and colourful seasonal planting. Mature deciduous and evergreen trees frame the grounds, providing structure, shelter and a pleasant woodland character.

To the side and rear of the house is an extensive gravelled driveway and parking area, with ample space for several vehicles.

A key feature of the property is its adjacency to Roshven beach which can be reached on foot without the need to cross any roads.



McIntyre & Company,

38 High Street,

Fort William,

PH33 6AT

Tel: 01397 703231 Email: property@solicitors-scotland.com

Website: www.solicitors-scotland.com

These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon. Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.

Our firm's privacy policy can be accessed from our website: <http://www.solicitors-scotland.com>. For more information on how we protect and use your data, as well as your rights as a data subject contact our offices either by e-mail:

law@solicitors-scotland.com or telephone 01397 703231.

