



MacPhee & Partners



CAMUS LODGE | ONICH | BY FORT WILLIAM | PH33 6RY

GUIDE PRICE: £445,000

Situated in the charming village of Onich, Camus Lodge is an impressive detached villa set within generous garden grounds extending to around a third of an acre. A particularly rare and attractive feature is the shore frontage to Loch Linnhe included within the title of around 0.1 acres, creating a truly special waterside setting. Enjoying views towards the loch and surrounding mountains, the property is presented in excellent order and benefits from double glazing and oil-fired central heating. Spacious and versatile accommodation is arranged over two levels. The ground floor comprises an entrance vestibule, central hallway, generous triple-aspect lounge with open fireplace, kitchen/diner with adjoining utility room, separate dual-aspect dining room and cloakroom. Also on this level is the first of two principal bedrooms, featuring French doors opening onto a private patio and an en-suite shower/wet room. Upstairs, the accommodation comprises a study, family bathroom, two further bedrooms and a second principal bedroom with en-suite bathroom. Externally, the property offers ample private parking, a detached double garage and private patio areas, complemented by mature trees, hedging and shrubs. The side garden provides an excellent blank canvas for landscaping, while the double garage may offer potential for ancillary accommodation, subject to the necessary planning permissions and consents. With its generous proportions and superb location, Camus Lodge would make an exceptional permanent family home, idyllic Highland retreat or attractive investment opportunity within the area's thriving self-catering market.

Onich is a sought-after village on the shores of Loch Linnhe, conveniently positioned between Fort William and Glencoe, both approximately 15 minutes away by car, with regular bus services available. The neighbouring hamlet of Inchree, around two miles away, offers excellent woodland walks and trails through Glenrigh Forest, including its impressive multi-cascade waterfall. A short ferry crossing to Ardgour provides further lochside dining and leisure opportunities. Onich itself offers hotels, pubs, restaurants and a church, with primary schooling available in nearby North Ballachulish and secondary schools in Fort William, Kinlochleven and Strontian. Renowned as the Outdoor Capital of the UK, the wider Lochaber area attracts visitors throughout the year and offers an outstanding range of outdoor pursuits, including walking, mountaineering, skiing, sailing, fishing and golf. Camus Lodge is ideally placed to enjoy everything this spectacular Highland setting has to offer.

- Impressive Detached Villa with Shore Frontage
- Charming Semi-Rural Village Location with Loch & Countryside Views
- In Excellent Order & Well Presented
- Large Triple-Aspect Lounge with Open Fire
- Kitchen/Diner and Utility Room
- Dual-Aspect Dining Room
- 4 Bedrooms (2 Principal En-Suite Bedrooms)
- Study/5th Bedroom
- Family Bathroom & Separate Cloakroom
- Double Glazing & Oil Fired Central Heating
- Generous Garden Grounds with Private Parking
- Detached Double Garage
- EPC Rating: D 67



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Accommodation

Entrance Vestibule

With wooden French doors. Panelled glazed door with glazed side panel to entrance hallway.

Entrance Hallway 4.1m x 3.0m

Irregular shape, with stairs to upper level. Built-in understair cupboard. Built-in double cupboard. Door to lounge, principal bedroom, cloakroom, kitchen/diner and dining room.

Lounge 6.0m x 5.0m

With picture windows to loch view, bay window to side, and window to other side. Feature open fire set on tiled hearth, with marble surround and wooden overmantle.

Principal Bedroom One 5.5m x 3.7m

L-shaped, with two windows to rear and fully glazed French doors to side patio. Door to en-suite shower wet room.

En-Suite Shower Wet Room 2.0m x 1.8m

With frosted window side. Fitted with white suite of Closomat Palma Wash & Dry WC, wash hand basin and Mira shower.

Cloakroom 1.5m x 1.4m

Fitted with pink coloured suite of WC and wash hand basin. Tiled splashback.

Kitchen/Diner 4.0m x 3.2m

With windows to side and rear. Fitted with limed oak effect kitchen units, offset with marble effect work surfaces. Integral Indesit double oven. Electric hob with extractor hood over. Integral dishwasher. One-and-a-half bowl stainless steel sink unit. Tiled splashback. Door to utility room.

Utility Room 2.1m x 2.0m

With window and glazed door to rear. Fitted with Stainless steel sink unit, set in wood effect work surface. Grant boiler. Tiled splashback.

Dining Room 3.9m x 3.0m

With double window to loch views and window to side.

Upper Level

Hallway 5.5m x 0.9m

With window to front at half landing. Doors to bedrooms, study and bathroom.

Bedroom 5.6m x 2.9m

With Dormer window to front loch views and Velux window to rear.

Study/5th Bedroom 2.0m x 1.8m

With Velux window to rear. Hatch to loft.

Bathroom 2.0m x 2.0m

With Velux window to rear. Fitted with peach coloured suite of WC, wash hand basin, and bath with shower attachment over. Heated towel rail.

Bedroom 4.4m x 2.3m

With Dormer window and Velux window to loch views.

Principal Bedroom Two 5.5m x 3.9m

T-shaped, with Dormer window to loch views and Velux window to rear. Door to en-suite bathroom.

En-Suite Bathroom 2.2m x 2.0m

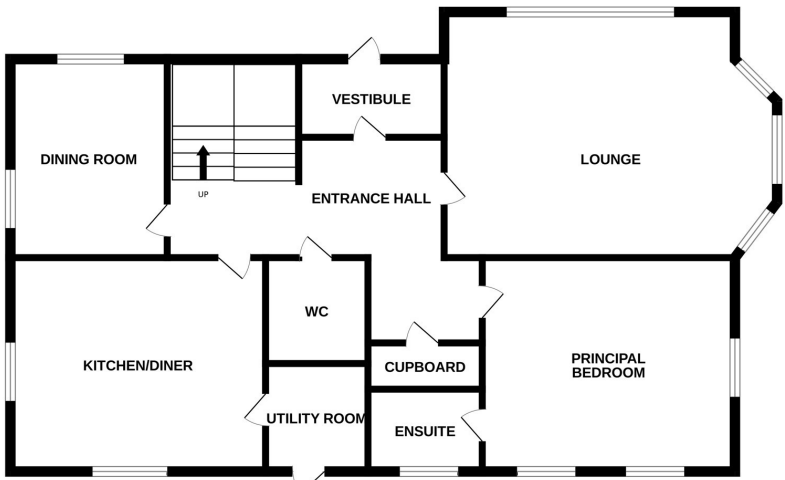
With Velux window to rear. Fitted with pink coloured suite of WC, wash hand basin, and bath with mains shower over. Tiled splashback. Heated towel rail.



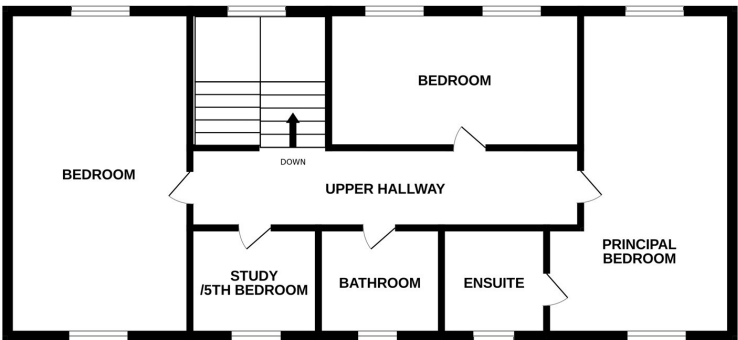


Floor Plan

GROUND FLOOR



1ST FLOOR



Garden

The property is approached through double gates onto a private tarmac driveway, leading to the detached double garage and providing ample private parking. The grounds comprise lawns, paved pathways, patios and steps, with established planting beds and a more natural area to the side. Mature hedging, trees, shrubs and bushes provide an attractive setting and a good degree of privacy. In addition to the grounds there is an area of shore included in the title.

Detached Double Garage 5.8m x 5.6m

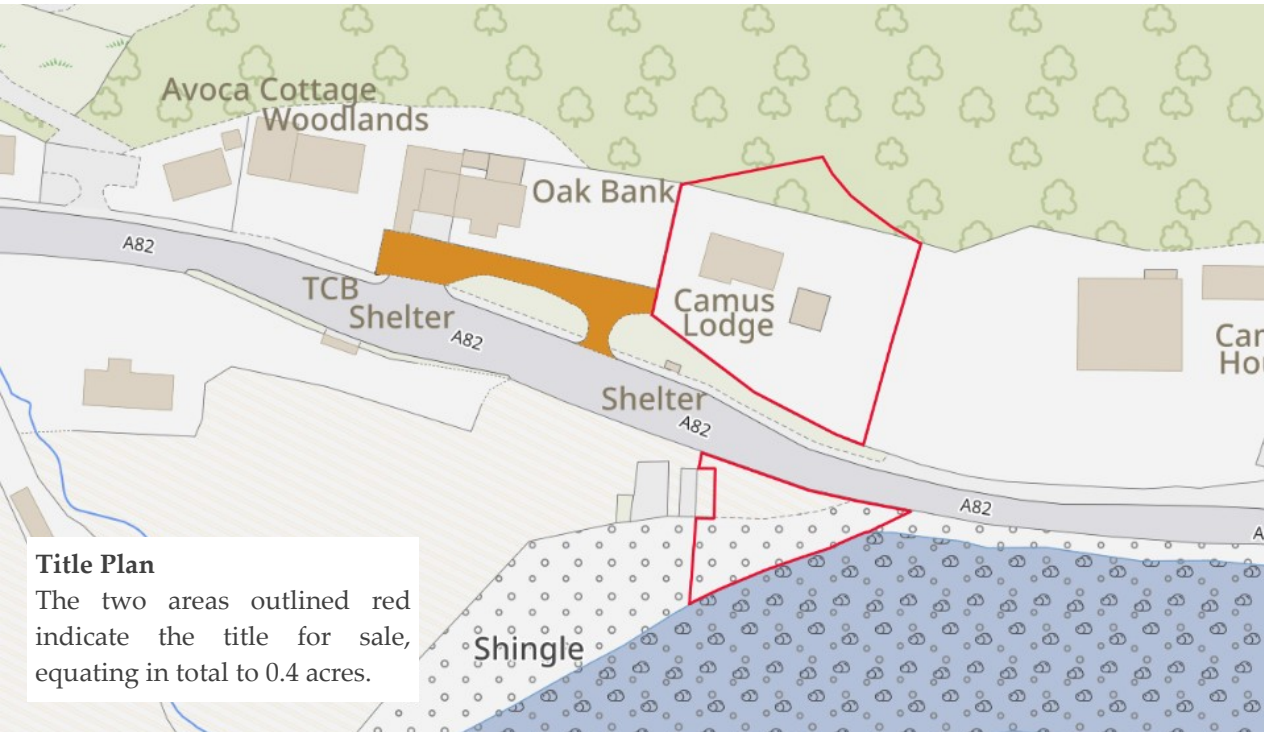
With up-and-over metal door. Entrance door to side. Double windows to both side. Light and power. Stairs to upper mezzanine level (5.8m x 5.0m - with light and power). Subject to the necessary planning and consents, conversion of the garage could provide ancillary accommodation or a self-catering option.

Travel Directions

Travelling south from Fort William on the A82 for around 8 miles, pass the junction to the Corran Ferry and continue for around 2 miles. The property is located on the left hand side.

what3words

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Title Plan

The two areas outlined red indicate the title for sale, equating in total to 0.4 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)'.