



CAMUSAINÉ HOUSE | CAMUSAINÉ | STRONTIAN | PH36 4HX

GUIDE PRICE: £375,000



Occupying an exceptional and idyllic rural setting, Camusaine House commands breathtaking, uninterrupted views across Loch Sunart to the surrounding hills and picturesque Highland countryside beyond. Set within generous grounds extending to approximately half an acre, this attractive detached residence is complemented by a detached garage and enjoys an enviable position in one of the West Highlands' most scenic locations. Thoughtfully designed to maximise its spectacular setting, the property offers spacious and versatile accommodation arranged over two levels, with extensive glazing allowing natural light to flood the interiors while framing the stunning outlook. Benefitting from double glazing and electric heating throughout, the home is presented in excellent order and offers a superb balance of comfort and character. At the heart of the property lies a striking, triple-aspect sun room, a wonderfully bright and inviting space from which to enjoy the ever-changing landscape. This is perfectly complemented by a generous lounge featuring an open fire, alongside an open-plan kitchen, dining and sitting area, ideal for both everyday living and entertaining. The ground floor further comprises a utility room, cloakroom, and a principal bedroom complete with en-suite bathroom. The upper floor offers two further well-proportioned bedrooms, a study or nursery, and a contemporary family shower room, providing flexible accommodation suited to a range of lifestyles. Thanks to its size, layout and enviable location, Camusaine House is equally suited as a permanent family residence, a peaceful Highland retreat, or an attractive investment opportunity within the thriving self-catering holiday market.

Situated in the highly sought-after area of Camusaine, near the charming village of Strontian, the property is surrounded by some of the Highlands' most unspoilt and spectacular scenery. Positioned close to the shores of Loch Sunart, an area of outstanding natural beauty on the dramatic Ardnamurchan Peninsula, the setting offers peace, privacy and endless opportunities for outdoor pursuits. The nearby village of Strontian provides an excellent range of local amenities, including shops, hotels, a post office, doctor's surgery, and both primary and secondary schooling. A wider selection of facilities can be found in Fort William, approximately 25 miles away. The area is renowned for its outstanding recreational opportunities and provides an ideal base from which to enjoy the very best of the West Highlands. Outdoor enthusiasts are particularly well catered for, with activities including sailing, kayaking, fishing, hillwalking and skiing all readily accessible.

- Impressive, Detached Dwellinghouse
- Idyllic Semi-Rural Location with Direct Loch & Countryside Views
- In Excellent Order & Beautifully Presented
- Lounge with Feature Open Fire
- Stunning Triple-Aspect Sun Room with Patio Doors
- Open-Plan Kitchen/Dining/Sitting Room
- Welcoming Entrance Vestibule & Hallway
- Utility Room & Cloakroom
- 3 Bedrooms (Principal with En-Suite Bathroom), Study & Family Shower Room
- Double Glazing & Electric Heating
- Grounds of around 0.5 Acres, with Ample Private Parking & Detached Garage
- EPC Rating: D 63



Accommodation

Entrance Vestibule 2.6m x 1.7m

With wooden, glazed panelled entrance door. Window to rear. Built-in cupboard with double doors. Door to hallway.

Hallway 5.9m x 3.5m

L-shaped, with stairs to upper level. Two built-in cupboards. Doors to principal bedroom, lounge, kitchen/dining/sitting room, and cloakroom.

Principal Bedroom 3.6m x 3.5m

With window to side. Built-in double wardrobe. Door to en-suite bathroom.

En-Suite Bathroom 3.1m x 2.3m

Slightly L-shaped, with window to rear. Fitted with white suite of WC, wash hand basin, bidet, and bath with Mira shower over. Wet-wall and tiled splashbacks. Heated towel rail.

Lounge 5.8m x 3.6m

With window to side. Glazed windows and glazed French doors to sun room. Feature stone fireplace with wooden overmantle. Doors to sun room and kitchen/dining/sitting room.

Sun Room 4.9m x 3.2m

With triple-aspect windows to views. Glazed

patio doors to front patio. Wooden flooring.

Kitchen/Dining/Sitting Room 7.4m x 5.3m

L-shaped, with patio doors to front views and deck. Windows to front and side. Fitted with green coloured kitchen units, offset with green coloured laminate work surfaces. Hotpoint cooker. Plumbing for dishwasher. Stainless steel sink unit. Tiled splashback. Feature multi-fuel stove set on tiled hearth. Wooden flooring. Doors to rear vestibule/utility and hallway.

Utility Room 2.5m x 1.9m

With window to side. Wooden door to rear. UV water treatment system. Plumbing for washing machine.

Cloakroom 1.9m x 1.0m

Fitted with white WC, and wash hand basin set on vanity unit. Tiled splashback.

Upper Landing

With Velux window to rear. Doors to shower room, bedrooms and study.

Shower Room 2.5m x 1.7m

With Velux window to rear. Fitted with white suite of WC, wash hand basin, and wet-walled shower cubicle with Mira shower. Heated towel rail. Tiled splashback.

Bedroom 4.9m x 3.0m

With two Velux windows to side. Built-in

wardrobe. Access to eaves.

Study 2.8m x 1.7m

With Velux window to views. Built-in cupboard, housing hot water tank.

Bedroom 4.9m x 3.1m

With Velux window to views and two Velux windows to side. Built-in wardrobe.

Detached Garage 6.0m x 5.4m

With metal up-and-over door. Side entrance door. Window to side. Light and power.

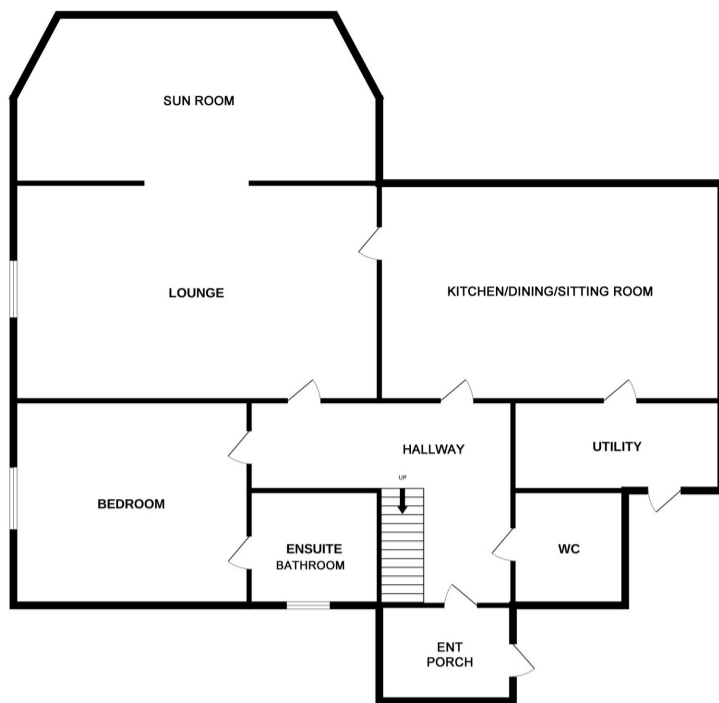
Garden

The property is set within attractive surrounding garden grounds and is approached via a private tarmac driveway, providing ample parking and leading to the detached garage. Fully enclosed by post-and-rail fencing, the grounds are predominantly laid to lawn and enhanced by gravelled pathways, mature trees, and seasonal planting, creating an attractive and well-maintained outdoor setting. In addition to the main garden, the property benefits from a generously sized adjoining plot to the side, accessed via its own private driveway. Currently without planning consent, this area presents potential for future exploration, subject to the necessary permissions and enquiries by the purchaser. In total, the grounds extend to approx. half an acre, offering an excellent balance of outdoor space, privacy, and future potential.

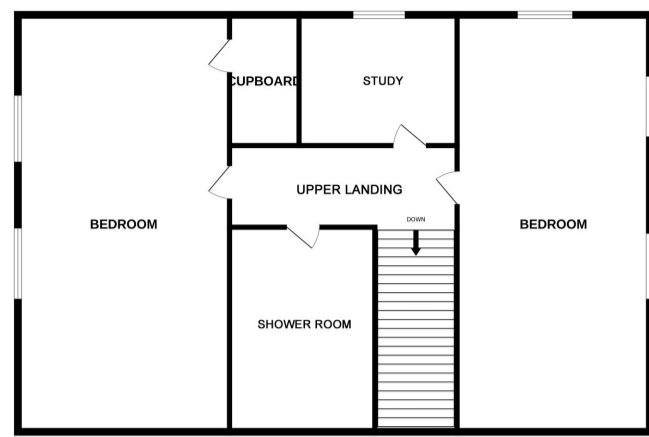


Floor Plan

GROUND FLOOR

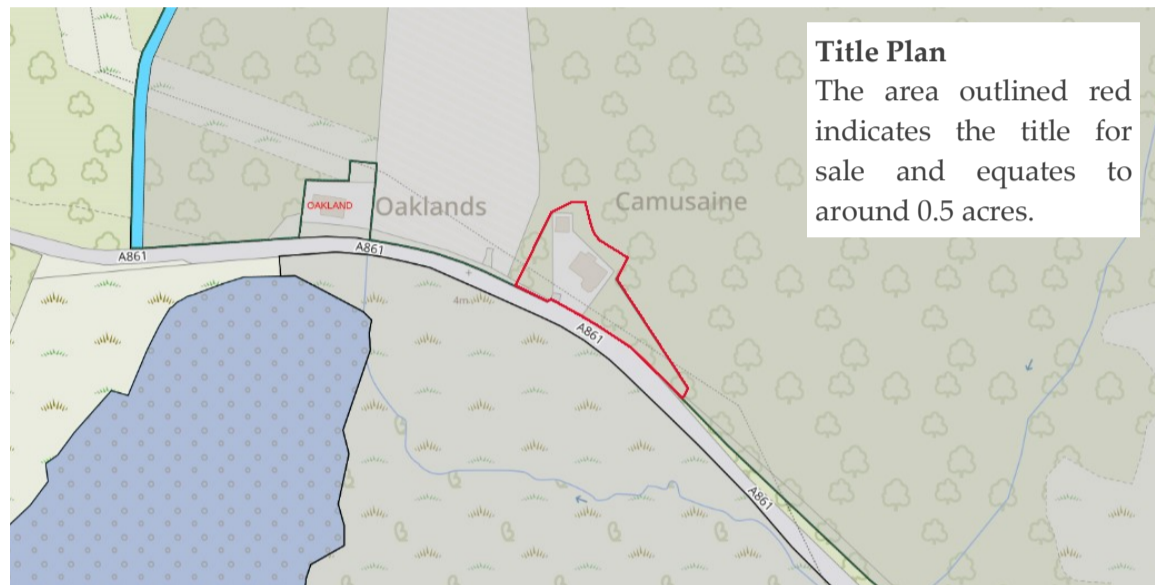


1ST FLOOR



Travel Directions

From Fort William take the A82 south for approximately 8 miles, turning right where signposted Corran Ferry. Take the Corran Ferry and on leaving the ferry, turn left on to the A861 and proceed on this road for around 12 miles to Strontian. When entering Strontian pass the Strontian Hotel, cross the small bridge, bear left and proceed for 3.5 miles. The property is located on the right hand side, well signposted with a metal entrance gate.



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