



Maid of Ardtoe

Ardtoe, Acharacle, PH36 4LD

Offers Over £600,000

Fiuran
PROPERTY

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Set in the most breathtaking position, Maid of Ardtoe is an immaculately presented, detached Villa. Surrounded by magnificent scenery of sea lochs & white sandy beaches and located near the picturesque rural village of Acharacle, the property sits in generous garden grounds and boasts unrestricted panoramic views over Kentra Bay, it would make a superb family home, an idyllic holiday retreat, or a superb buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spectacular detached Villa with 4 Bedrooms
- Unrestricted stunning views over Kentra Bay
- Stunning, peaceful rural location
- Covered Porch, entrance Hallway, Lounge/Diner
- Kitchen, Utility Room, Shower Room, Inner Hall
- Ground floor Bedroom, family Shower Room, Office
- Upper Landing, 3 further Bedrooms (1 En Suite)
- Family Bathroom and large Basement
- Excellent storage throughout including Loft
- Air source central heating system
- Underfloor heating to ground floor
- Beautifully maintained garden grounds
- Detached Garage/Workshop with power & lighting
- Large basement store with boat winch
- Gated direct access to the beach & water
- Driveway & parking for several vehicles
- No onward chain



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The lower accommodation comprises of the Covered Porch, Entrance Hallway, Lounge/Diner, Kitchen, Utility Room, Shower Room, Inner Hall, Bedroom, family Shower Room, Office/front Porch.

The upper level comprises of the spacious Upper Landing with balcony above the Sitting Room, 3 Bedrooms (1 En Suite) and the family Bathroom.

Maid of Ardtoe was built in 2021 and finished to an extremely high standard benefiting from Air Source central heating with underfloor heating to the ground floor, complemented by an EPC Rating of C78. The property is surrounded by the some of the best scenery the West Coast has to offer and was built to take full advantage of the surrounding countryside.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the sweeping driveway leading to the side of the property and entrance via the Covered Porch and into the Entrance Hall.

ENTRANCE HALL 2.3m x 2.2m

With external door & glass panel to the side elevation, wooden flooring, semi-open plan to the Inner Hall and door leading to the Kitchen.

INNER HALL 4.8m x 1.4m (max)

With carpeted stairs rising to the first floor, storage cupboard, built-in storage unit, wooden flooring and doors leading to the Lounge, Bedroom One, Shower Room and Office/front Porch.

LOUNGE & DINING ROOM 7.5m x 4.8m

With spectacular views to the front & side elevations, attractive log burning stove, wooden flooring, sliding doors leading to the Kitchen and external sliding doors leading out onto the balcony taking full advantage of the most amazing scenery.

KITCHEN 5.6m x 1.6m

Fitted with a range of modern base & wall mounted units, complementary quartz surfaces over, electric oven & grill, electric hob with steel extractor hood over, built-in microwave, Belfast style sink, integrated dishwasher, windows to the rear elevation and sliding doors leading to the utility Room.

UTILITY ROOM 3.7m x 2.3m

Fitted with a range of modern base & wall mounted units, complementary quartz surfaces over, stainless steel sink & drainer, integrated fridge/freezer, integrated washing machine, windows to the rear elevation, door leading to the Shower Room and external door leading out onto the raised decking area.



SHOWER ROOM 1.6m x 1.6m

With modern white suite comprising large walk-in shower enclosure, wash basin & WC set in a vanity unit, window to the side elevation and cushioned flooring.

BEDROOM ONE 3.8m x 3m

With windows to the front elevation with fantastic views, built-in wardrobes and wooden flooring.

OFFICE/FRONT PORCH 4.2m x 4m

With understairs storage area, window to the front elevation, wooden flooring and external door leading out onto the patio area.

SHOWER ROOM 3.1m x 1.7m

With modern white suite comprising walk-in shower, wash basin & WC set in a vanity unit, heated towel rail, window to the side elevation and cushioned flooring.

UPPER LANDING

With 4 Velux windows to the rear elevation, balcony over the Lounge below, large storage cupboard, radiator, fitted carpet and doors leading to all upper level Bedrooms and the family Bathroom.

BEDROOM TWO 4.8m x 3.6m

With dual aspect windows to the front & side elevations with incredible views, large built-in wardrobes with sliding doors, radiator and fitted carpet.



BEDROOM THREE 3.7m x 3m

With window to the front elevation with water & beach views, built-in wardrobe, radiator, fitted carpet and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 3.3m x 1.6m

With modern white suite comprising walk-in shower, wash basin & WC set in a vanity unit, heated towel rail and cushioned flooring.

BEDROOM FOUR 4.3m x 3m

With windows to the front elevation with fine open views, radiator and fitted carpet.

FAMILY BATHROOM 3.2m x 1.7m

With modern white suite comprising bath with shower over, wash basin & WC set in a vanity unit, heated towel rail, window to the side elevation and cushioned flooring.

BASEMENT

Located under the Lounge area, the Basement has power, lighting & a concrete floor. Currently used to house a winch for ease of taking a boat in and out of the bay.

GARAGE/WORKSHOP

Fully insulated, with double doors, power, lighting, water & concrete flooring.



GARDEN

The enclosed garden surrounds the property and offers the most spectacular views from every angle. There is a raised decking area/Patio to the front & side of property with ample place for garden furniture, to sit, relax, entertain and enjoy the wonderful views. The area below the decking area is laid partly with grass and partly with gravel and leads down to a gate which opens out directly onto the beach and water beyond. The side garden is again laid with grass and offers further views of the water & beyond. The gravelled driveway provides ample private parking for multiple vehicles.

ARDTOE

Ardtoe is a small rural community on the beautiful Ardnamurchan peninsula offering three of the best white sandy beaches on the West Coast of Scotland, namely the stunning beach at Ardtoe, the Gortfern Singing Sands and the beach & dunes at Cul na Croise. Ardtoe is situated at the head of the channel, which connects Kentra Bay to the sea. Located just 4 miles away from the crofting village of Acharacle where local amenities include a village shop, tea rooms, hotel, doctors, post office and primary school. The secondary school is in the village of Strontian 6 miles away. Larger shops, services and amenities can be found in Fort William. This area is renowned for its natural beauty. It is surrounded by mountains, lochs, wonderful beaches and has an abundance of wildlife. The perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities.



Maid of Ardtoe



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.



GENERAL INFORMATION

Services: Mains water & electricity
Drainage to a private septic tank

Council Tax: Band E

EPC Rating: C78

Gross internal floor area (m²) 180

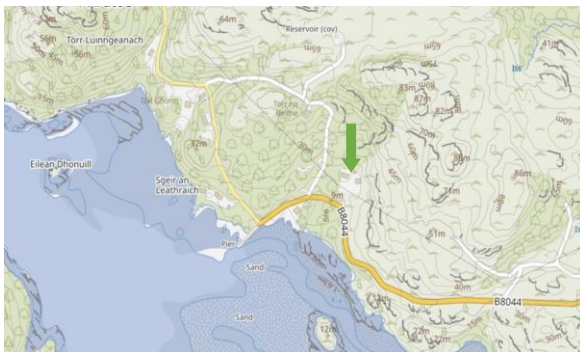
Local Authority: Highland Council.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.



DIRECTIONS

From Fort William follow the A82 south for 8 miles. Take the Corran ferry. At Ardgour turn left, A861 towards Strontian (approx. 12 miles). At Strontian continue through the village, proceed over the Strontian River Bridge and up the hill. Continue for a further 12 miles through the village of Acharacle. Pass through the village and take the turning where signposted for Kentra & Ardtoe. Continue ahead for approx. 4 miles. Maid of Ardtoe on the left-hand side and can be identified by the for sale sign.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

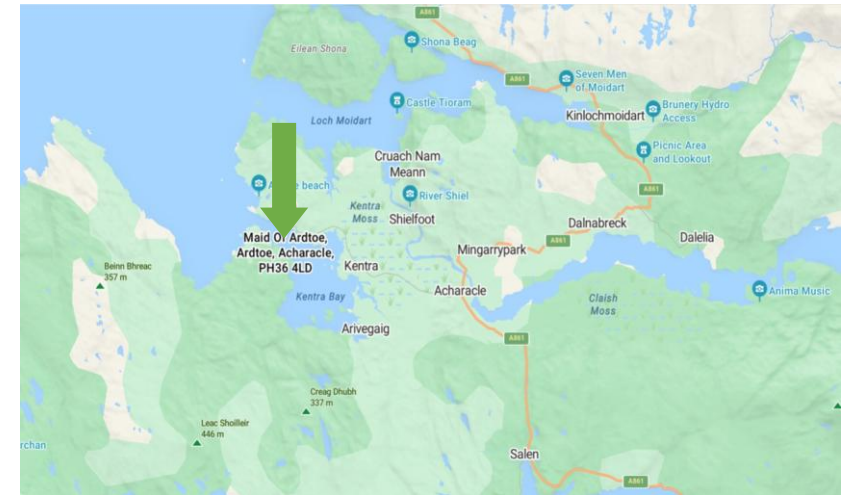
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to view the property in person and should they wish to pursue, have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



Fiuran

PROPERTY

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