



TAIGH NAN CALMAN | ACHARACLE | PH36 4JL

OFFERS OVER: £450,000



Peacefully positioned in an idyllic semi-rural setting and commanding magnificent views across open countryside towards Loch Shiel and Beinn Resipol, Taigh Nan Calman presents an outstanding opportunity to acquire a substantial modern detached residence with an attached annexe, set within generous garden grounds of approximately half an acre. Completed in 2020, this impressive property offers exceptional living space, thoughtfully designed to take full advantage of its stunning location. Presented in immaculate condition throughout, the home enjoys an abundance of natural light and is enhanced by high-quality finishes including double glazing, air source central heating with underfloor heating to the ground level, oak flooring, solid oak internal doors, a feature wood-burning stove, a contemporary fitted kitchen with granite work surfaces and integrated appliances, and elegant modern bathroom suites. The striking dual-aspect open-plan dining kitchen forms the heart of the home, providing an ideal space for both family living and entertaining. The principal ground floor bedroom is a tranquil retreat, featuring full-height windows and doors that open onto the garden, along with access to a stylish Jack-and-Jill en-suite bathroom. The attached annexe offers excellent versatility, previously utilised as a workshop and garden room with the addition of a cloakroom, and provides superb potential for a variety of uses. Thanks to its generous proportions, flexible layout, and exceptional location, Taigh Nan Calman would make an outstanding family home, a luxurious second residence, or an attractive investment opportunity in the thriving self-catering market.

The charming village of Acharacle is a thriving community, boasting local amenities such as a shop with Post Office, hotel, bakery, takeaway, café, restaurant, doctors surgery, nursery/primary school, and village hall, whilst the secondary school is some 7 miles away in the village of Strontian. The property is well placed to take advantage of the numerous leisure and pleasure activities the area has to offer.

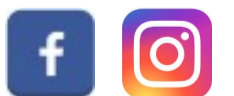
- Impressive, Superior Detached Dwellinghouse
- Idyllic Semi-Rural Location with Countryside & Loch Views
- In Excellent Order & Beautifully Presented
- Dual-Aspect Lounge with Wood-Burning Stove
- Stunning Open-Plan Dining Kitchen with Large Patio Doors
- Welcoming Entrance Hallway & Vestibule
- Utility Room & Cloakroom
- 4 Double Bedrooms (Principal with Contemporary Jack-&-Jill Bathroom)
- Family Bathroom
- Attached Annexe comprising 2 Rooms & a Cloakroom
- Double Glazing
- Air Source Central Heating - Underfloor to Ground Level
- Generous Mature Garden Grounds of around 0.5 Acres
- Ample Private Parking & External Covered Area
- EPC Rating: C 75

MacPhee & Partners

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Accommodation

Entrance Vestibule 2.3m x 1.7m

Front door with glazed panel. Built-in cupboard with sliding oak doors. Oak flooring. Hatch to loft. Half glazed oak door to entrance hallway.

Entrance Hallway 5.3m x 4.2m

L-shaped, with stairs to upper level and fully glazed door to side patio area. Built-in understair cupboard. Oak flooring. Doors to lounge, cloakroom, bedroom, open-plan dining kitchen, principal bedroom and Jack-&-Jill bathroom.

Lounge 5.3m x 4.7m

With triple window to front and window to side. Fixed shelving. Morso wood-burning stove set on tiled slate hearth. Oak flooring.

Cloakroom 2.4m x 1.3m

With frosted window to side. Fitted with modern white Roca suite of WC and wash hand basin. Tiled splashback. Oak flooring.

Bedroom 3.4m x 3.3m

L-shaped, with double window to side. Built-in wardrobe with sliding doors.

Principal Bedroom 5.7m x 5.3m

L-shaped, with double windows to side views, full length windows to rear, and fully glazed patio doors to rear patio area. Built-in wardrobes with triple sliding doors. Envelope sliding oak door to Jack-&-Jill bathroom.

Jack-&-Jill Bathroom 4.3m x 2.2m

With frosted window to front. Fitted with modern white suite of wash hand basin, Grohe electric WC,

bath with shower attachment over, and wet room shower cubicle with mains shower and fixed mosaic seat. Fully tiled walls and flooring. Fitted shelved alcove. Door to entrance hallway.

Open-Plan Dining Kitchen 9.2m x 6.0m

L-shaped, with large patio doors to side, double window to side, two Velux windows to side, and double window to other side. Fitted with sage green coloured, shaker-style kitchen units, and breakfast bar with oak surface, offset with granite work surfaces and upstand. Integral Zanussi double oven. Zanussi electric hob with stainless steel Zanussi extractor chimney over and feature tiled splashback. Plumbing for dishwasher. Stainless steel one-and-a-half bowl sink unit. Oak flooring. Door to utility room.

Utility Room 2.5m x 1.9m

With window to side. Fitted with sage green coloured, shaker-style kitchen units, offset with granite work surface and upstand. Plumbing for washing machine and space for tumble dryer. One-and-a-half bowl stainless steel sink unit. Built-in larder cupboard with sliding oak doors. Oak flooring. Door to external covered area.

Upper Level

Landing 4.3m x 1.8m

With window to side at middle landing. Two Velux windows to side. Fixed shelving. Hatch to loft. Doors to bedrooms and bathroom.

Bedroom 3.6m x 3.2m

With window to side and Velux window to side. Fixed shelving.

Bathroom 2.2m x 2.1m

With Velux window to side. Fitted with modern white Roca suite of WC, wash hand basin, and bath with Grohe mains shower over. Tiled splashback and flooring.

Bedroom 3.6m x 3.1m

With double window to loch views.

External Covered Area 6.1m x 3.4m

Open to both sides. Wooden lined walls and paved flooring. With light. Door to annexe.

Annexe

Main Room 5.1m x 3.0m

L-shaped, with triple window to rear views. Fixed shelving units and fitted work surfaces. Built-in cupboard housing OSO hot water tank. Quarry tiled flooring. Hatch to loft. Doors to second room and cloakroom.

Second Room 3.3m x 2.9m

With double window to side. Fully glazed door to side. Fixed shelving. Quarry tiled flooring.

Cloakroom 2.9m x 1.2m

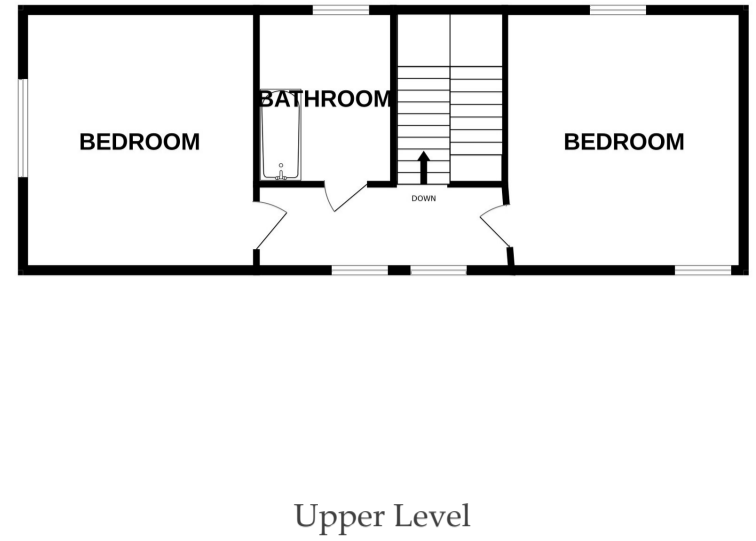
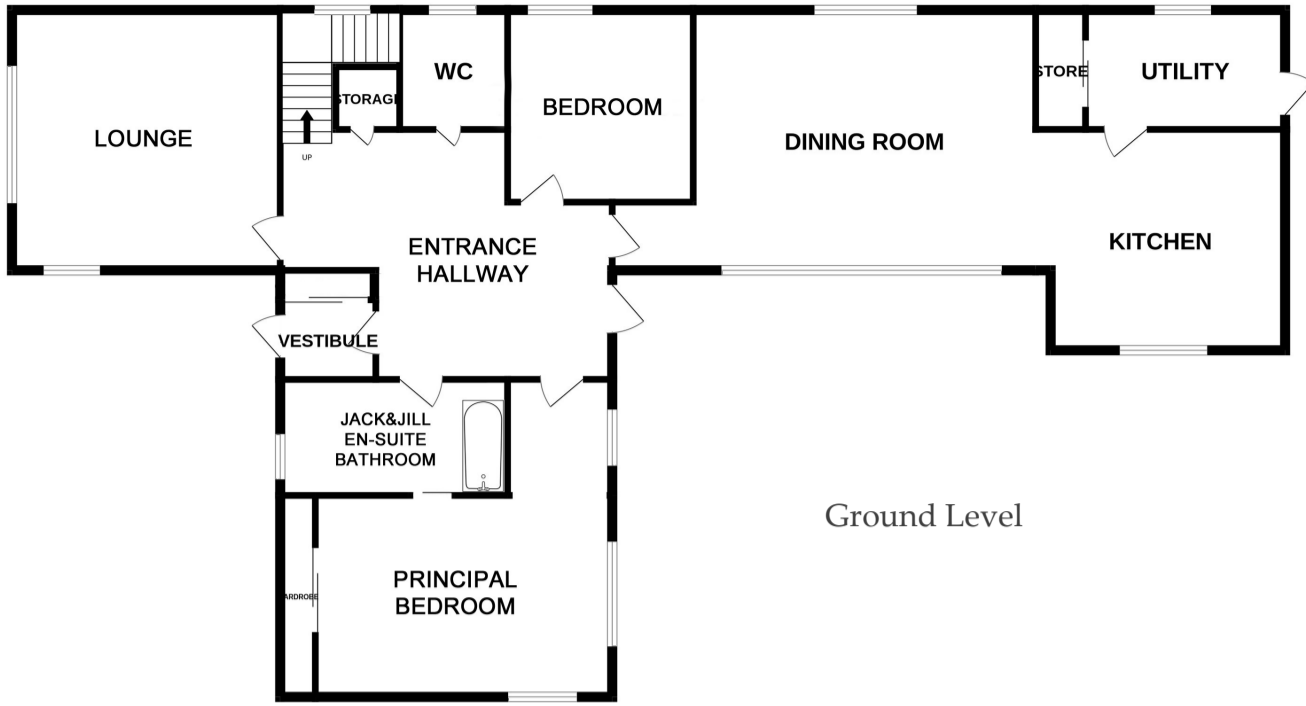
With frosted window to side. Fitted with White Roca suite of WC and wash hand basin. Tiled splashback. Quarry tiled flooring.

Garden

Taigh Nan Calman is surrounded by garden grounds to all sides, equating to around 0.5 acres. Approached by a private gravelled driveway providing ample parking, the enclosed grounds are laid in the main to lawn, offset with a paved patio and pathways. The grounds feature several planted bedding areas including many varieties of mature plants, shrubs and bushes, bound by mature trees.

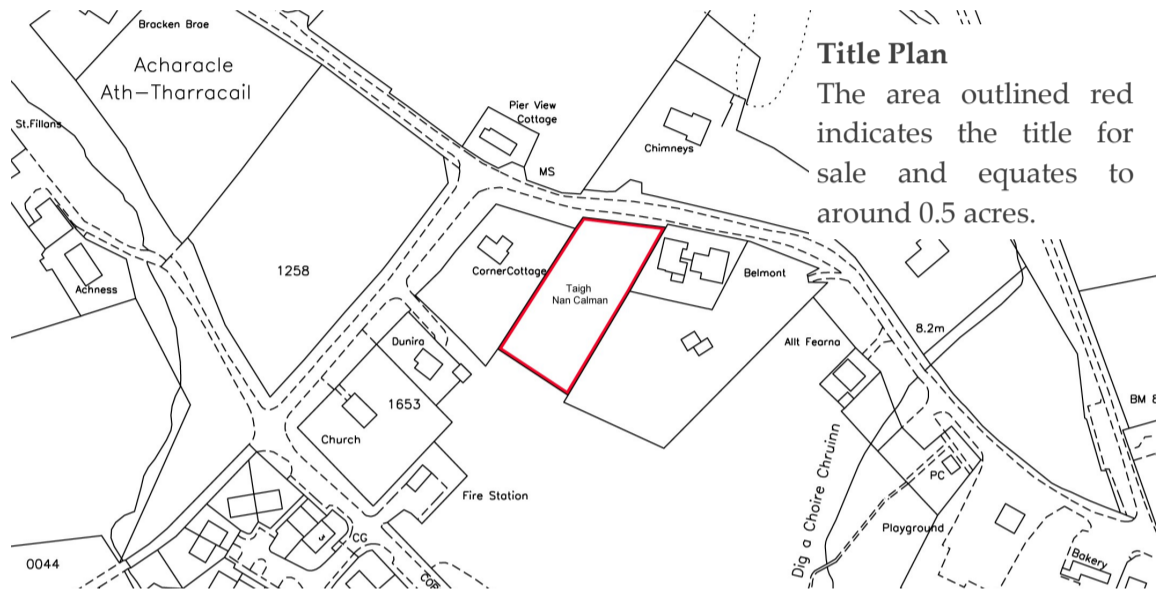



Floor Plan




Travel Directions

From Fort William take the A82 south for 8 miles then cross over on the Corran Ferry. At Ardgour, turn left and follow the road to Strontian and proceed on towards Acharacle for around 26 miles. When entering Acharacle, proceed through the village and Taigh Nan Calman is the third property on the left hand side after the village shop, well signposted, with wooden gates and fencing.



 what3words [acrobat.patch.limelight](https://www.what3words.com/acrobat.patch.limelight)



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