



Mill House

Bunroy, Roy Bridge, PH31 4AG

Offers Over £335,000



Fiuran
PROPERTY

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Set in generous, south facing private garden grounds extending to approximately 1.2 acres, Mill House has been lovingly renovated & extended in recent years. In addition to the charming property, there are various outbuildings to include a Workshop, Sauna Room, Potting Shed, Studio, Hen House, Woodstore and Tractor Shed. Mill House will make a superb family home.

Special attention is drawn to the following:-

Key Features

- Beautiful, detached family House
- Private and peaceful location
- Surrounded by wonderful countryside
- Well-presented and in walk-in condition
- Entrance Porch, Kitchen/Diner, Dining Room
- Lounge, Hallway, 2 ground floor Bedrooms
- Family Bathroom, Upper Level
- Study/Office Area and Bedroom
- Double glazed & oil fired central heating
- Well established, mature garden
- Various timber outbuildings
- Ample parking for multiple vehicles
- Wonderful family home
- Only 20 minutes' commute to Fort William
- On the local public service bus route
- Within walking distance of the train station



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The lower accommodation comprises of the entrance Porch, Kitchen/Diner, Dining Room, Lounge, Hallway, 2 double Bedrooms and the family Bathroom.

The First Floor consists of an Office/Study Area and Bedroom.

In addition to its peaceful location, Mill House was originally built in 1880 but has been upgraded and extended in more recent years. Mill House offers spacious accommodation and benefits from being fully double glazed and has oil fired central heating.

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

APPROACH

Via the front garden and entry into the Entrance Porch.

PORCH 1.5m X 1.3m

With external double doors to the front elevation, storage cupboard housing the central heating boiler, fitted carpet and door leading to the Kitchen/Diner.

KITCHEN/DINER 3.9m x 3.2m

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric double oven, electric hob with extractor hood over, tiled splash backs, integrated dishwasher, space for free standing fridge/freezer, space for dining furniture, feature fire place & hearth (non-working fireplace), radiator, vinyl flooring, dual aspect windows to the front & side elevations and semi open plan to the Dining Room.

DINING ROOM 4m x 3.9m

With window to the front elevation, multi fuel stove set in an attractive stone wall with slate hearth, radiator, fitted carpet and semi open plan to the Lounge and Hallway.

LOUNGE 5.2m x 4.2m

With windows to the front, side & rear elevations, multi fuel stove, solid oak flooring and external door leading out to the side garden with ease for mobility access.

HALLWAY

With carpeted stairs leading to the first floor, radiator, fitted carpet and doors leading to both ground floor Bedrooms and the family Bathroom.

BEDROOM ONE 4.2m x 3.5m

With patio doors leading out onto a decking area to the side elevation, built-in wardrobes, radiator and solid oak flooring.

BEDROOM TWO 4.2m x 3.2m

With window to the side elevation, built-in wardrobes, radiator and sold oak flooring.



FAMILY BATHROOM 3.2m x 2.3m (max)

With white suite comprising bath, shower enclosure, wash basin, WC, radiator, partly tiled walls, frosted window to the side elevation and tiled flooring.

UPPER LANDING/OFFICE/STUDY AREA 4.5m x 2.6m (max)

With wooden bannister, storage cupboards, office work area, window to the side elevation, fitted carpet and door leading to Bedroom Three.

BEDROOM THREE 3.2m x 2.7m

With Dormer window to one side and Velux window to the other, radiator and fitted carpet.

EXTERIOR

The well-established south facing garden surrounds the property and offers privacy. Planted with mature trees, shrubs & bushes. There are several outbuildings to include Workshop(4m x 2.8), Sauna Room with Utility Area (4.5m x 3m), Potting Shed (2.4m x 1.8m), Studio (4.8m x 3.4m), Hen House, Woodstore and Tractor Shed.

ROY BRIDGE

Roy Bridge is just 3 miles from Spean Bridge and 13 miles from Fort William. The area offers a café, 2 hotels, and a church. It is on the Glasgow - Fort William railway line, as well as the overnight sleeper train to London. There is an excellent nursery and primary school in the nearby village of Spean Bridge. The secondary school is in Fort William, which is accessed by a school bus. Steeped in history, this area is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. Known as the Outdoor Capital of the UK and attracting visitors all year round. Fort William offers bus & train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.





Mill House, Bunroy



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 electricity, water & drainage.
Oil tank.

Council Tax: Band D

EPC Rating: D61

Gross internal floor area (m²) 108

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.



LOCATION

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DIRECTIONS

From Fort William proceed north on the A82 road for approx. 9 miles. At the village of Spean Bridge, turn right on to the A86 road for Newtonmore. Follow this road until reaching the village of Roy Bridge, continue ahead until reaching the Stronlossit Hotel, which is on the left, directly opposite is the turning for Roy Bridge Primary School take this road and continue over the railway line. When you see the signs for Bunroy Holiday Park take a left and follow the road head. Mill House is at the end of track and can be identified by the sign on the gate.

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.

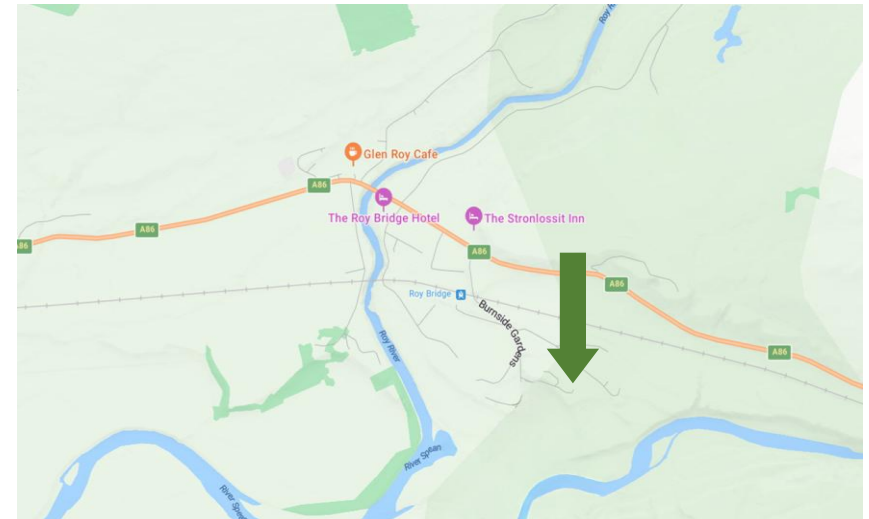
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.



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