



Matheson Croft House

Port Appin, PA38 4DE

Guide Price £325,000



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PROPERTY

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Situated in a stunning position with views over Loch Linnhe, the Morvern Hills and the Isle of Mull, Matheson Croft House is a substantial detached Villa. Set in sizeable garden grounds and located in the much sought-after semi-rural village of Port Appin. Although Matheson Croft House is currently a family home, it has been designed so that it could offer an Annex with business potential and separate owner's accommodation.

Special attention is drawn to the following:-

Key Features

- Impressive, detached family home
- Wonderful views over Loch Linnhe & beyond
- Picturesque, much sought after semi-rural location
- Porch, Hallway, Kitchen, Dining Room, Conservatory, WC
- Office, ground floor Bedroom with En Suite Shower Room
- WC, Upper Landing, Lounge, Bathroom & Bedroom
- Annex – Inner Hall, Lounge, Kitchen, Bedroom
- Upper Sitting Room, Bedroom, Hall & Shower Room
- Multi fuel stove in the Lounge
- Air source central heating system
- Mature garden with development potential
- Private driveway for off street parking
- No onward chain
- Vacant possession



Situated in a stunning position with views over Loch Linnhe, the Morvern Hills and the Isle of Mull, Matheson Croft House is a substantial detached Villa. Set in sizeable garden grounds and located in the much sought-after semi-rural village of Port Appin. Although Matheson Croft House is currently a family home, it has been designed so that it could offer an Annex with business potential and separate owner's accommodation.

The ground floor accommodation offers the entrance Porch, Hallway, Kitchen, Dining Room, Conservatory, Office, WC, ground floor Bedroom with En Suite. The Upper Level consists of the Upper Landing, Lounge, Bathroom and Bedroom.

The Annex extends over 2 levels and extends to the Inner Hall, Lounge, Kitchen, ground floor Bedroom, Upper Level, Sitting Room, Bedroom, Hall and Shower Room.

In addition to its scenic location, Matheson Croft House is fully double glazed and benefits from air source central heating.

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

APPROACH

Via the front of the property and entry into the Porch or through the rear gate and entry into the Conservatory.

PORCH 3.3m x 2.6m

With external door to the side elevation, window to the front elevation, further window to the side elevation, vinyl flooring and door leading to the Hallway.

HALLWAY 4m x 2.4m

With carpeted stairs rising to the upper level, radiator, fitted carpet and doors leading to the Kitchen, Office, WC and ground floor Bedroom.

KITCHEN 4.9m x 3.9m

Semi open plan to the Dining Room, fitted with a range of base & wall mounted units, complementary work surfaces over, Rangemaster electric oven with extractor hood over, stainless steel sink & drainer, integrated dishwasher, integrated fridge/freezer, washing machine, window to the front elevation, 2 further windows to the side elevation, radiator and laminate flooring.

DINING ROOM 5.4m x 2.7m

Semi open plan to the Kitchen, windows to the side & rear elevations, 2 radiators, laminate flooring and door leading through to the Conservatory.

CONSERVATORY 9.6m x 2m

With windows to the rear elevation, Velux ceiling windows, storage cupboards, vinyl flooring, door leading to the Inner Hall and through to the Annex and 2 external doors leading out to the rear garden.

OFFICE 2.8m x 2m

With internal window looking through to the Conservatory, radiator and fitted carpet.

WC 1.8m x 1.2m

With suite comprising wash basin, WC, wall mounted mirror and laminate flooring.





BEDROOM ONE 5m x 4m

With window to the front elevation, internal window looking through to the Conservatory, double built-in wardrobe, understairs storage cupboard, radiator, fitted carpet and door leading to the En Suite Shower Room .

EN SUITE SHOWER ROOM 2.3m x 2.3m

With white suite comprising shower enclosure, wash basin, bidet, WC, radiator, frosted window to the front elevation and vinyl flooring.

UPPER LANDING 7.2m x 2.2m (max)

With window to the front elevation, radiator, fitted carpet and doors leading to the Lounge, Bathroom, Bedroom Two and the Sitting Room.

LOUNGE 6.2m x 4.8m

With picture windows to the front elevation taking full advantage of the breathtaking views over Loch Linnhe & beyond, further windows to the side & rear elevations, multi fuel stove, 2 radiators, panel heater and fitted carpet.

BATHROOM 2.5m x 2.5m

With white suite comprising bath, shower enclosure, wash basin, WC, storage cupboard, radiator, heated towel rail frosted window to the rear elevation and vinyl flooring.

BEDROOM TWO 3.1m x 2.7m

With window to the rear elevation, built-in wardrobe & further built-in cupboard, radiator and fitted carpet.

ANNEX

Ground Floor - INNER HALL 2.2m x 1.2m

With door leading from the Conservatory, built-in cupboards vinyl flooring and door leading to the Lounge.



LOUNGE 4.3m x 4.3m

With carpeted stairs rising to the upper level, window to the rear elevation, radiator fitted carpet, semi open plan to the Kitchen and door leading to Bedroom Three.

KITCHEN 3.1m x 2.2m

Semi open plan to the Lounge and fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, internal window through to the Inner Hall and vinyl flooring.

BEDROOM THREE 4.3m x 3.1m

With window to the front elevation, radiator and fitted carpet.

SITTING ROOM 6.6m x 3.9m

With picture windows to the front elevation taking full advantage of the breathtaking views over Loch Linnhe & beyond, further window to the side elevation, radiator, fitted carpet and doors leading to Bedroom Four, Hall and Shower Room.

BEDROOM FOUR 4.5m x 3.5m

With window to the rear elevation, built-in wardrobes, radiator and fitted carpet.

HALL 1m x 0.9m

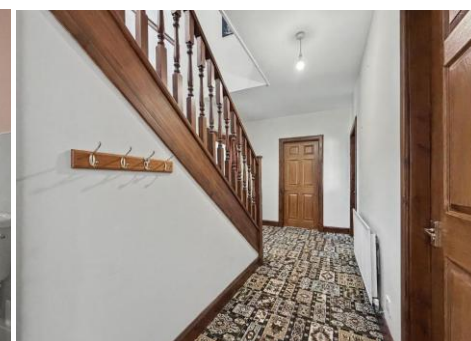
With internal window to the side elevation, fitted carpet and door leading to the Shower Room.

SHOWER ROOM 2.4m x 1.4m

With suite comprising shower cubicle, wash basin, WC, wall mounted mirror and laminate flooring.

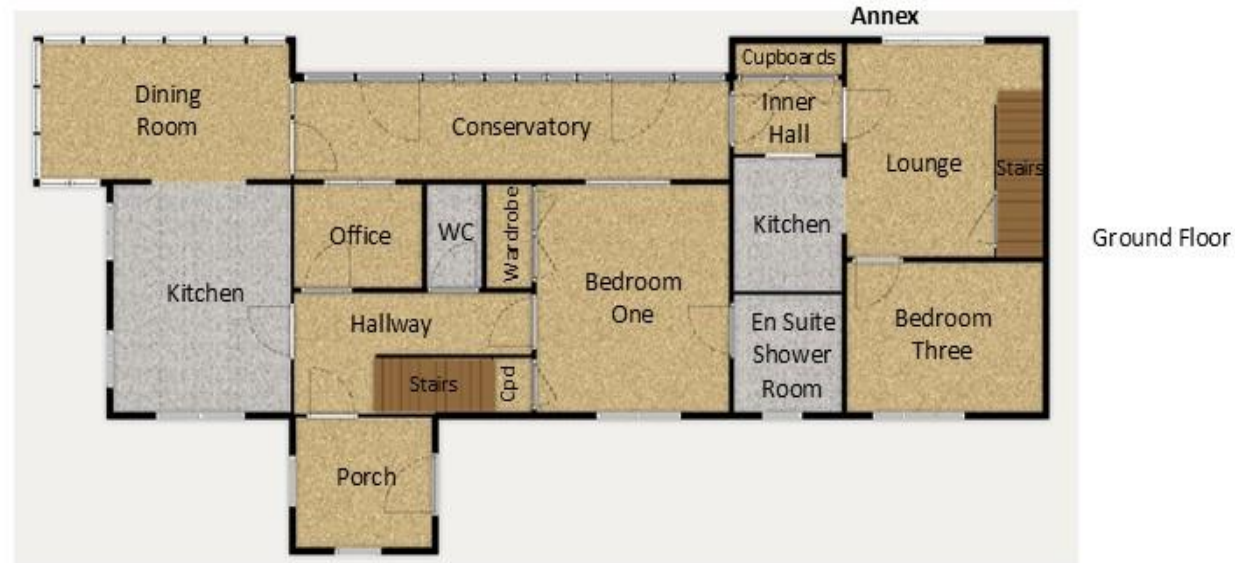
GARDEN

The well-established garden surrounds the property and is planted with mature trees, shrubs & bushes. The driveway to the side provides private off street parking.





Matheson Croft House, Port Appin



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 private septic tank

Council Tax – G

EPC Rating: D59

Gross internal floor area (m²) 246

Local Authority: Argyll & Bute 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.

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 take the A82 southbound heading towards Ballachulish. After the Ballachulish Bridge, take the first exit at the roundabout (sign posted for Oban A828), and continue on this road for approx. 12 miles. At Appin village take a right turn towards Port Appin (Gunn's Garage is on the corner). Follow this road ahead. Turn right opposite the new houses which are on the left. There is a sign on the right for Fasgadh, turn down this road and continue ahead, Matheson Croft House is on the right hand side and can be identified by the For Sale sign.

LOCATION

Appin is a peaceful village lying on the west coast, sitting north of Loch Creran where it meets the sea. Looking towards the Lynn of Lorn, the island of Lismore and across Loch Laich, which flows into Loch Linnhe to the coast of Morvern and beyond, it is one of the most sought after coastal locations. Local amenities include a village primary school & nursery, a well-used community village hall, community shop & post office, filling station/garage, medical practice, church, and 2 lovely hotels both with top quality restaurants. The secondary schooling is available in Oban, which is accessed by a school bus. The area offers a large range of sports and outdoor activities, including hill and forest walks, climbing, mountaineering, fishing, water sports and mountain biking.

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 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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