



GROSCALA COTTAGE | ACHARACLE | PH36 4JL

PRICE GUIDE: £298,000

Occupying a peaceful and picturesque setting, with views to the surrounding countryside and partial views towards Loch Shiel, Groscala Cottage is a charming detached home, quietly nestled within generous private garden grounds extending to approximately 0.3 acres. Offering deceptively spacious and versatile accommodation arranged over two levels, this appealing property combines character, comfort and practicality. Benefiting from double glazing and oil-fired central heating, the cottage is ideally suited to modern family living, an idyllic Highland retreat, or an attractive investment opportunity. A particular highlight is the impressive triple-aspect lounge, where a striking wood-burning stove creates a warm and inviting focal point. The spacious dining kitchen, fitted with a range of bespoke units and enjoying direct access via patio doors to the garden, offers an excellent space for both everyday living and entertaining. Completing the ground floor is a double bedroom, together with a highly adaptable utility room/study, ideal for home working, hobbies, or additional storage, plus a stylish and contemporary shower room. The upper accommodation comprises two well-proportioned bedrooms, one of which benefits from a modern en-suite shower area. Externally, the property enjoys beautifully established and private grounds, thoughtfully stocked with mature trees, shrubs, bushes and seasonal planting, creating a tranquil and sheltered setting. To the rear, a secluded seating area provides the perfect spot to relax and enjoy the peaceful surroundings. Further enhancing the appeal of the property are two separate driveways, providing ample off-street parking, together with a detached timber garage. Given its generous proportions, desirable setting and sought-after location, Groscala Cottage presents an excellent opportunity as a permanent family residence, charming holiday home, or investment property, particularly within the thriving self-catering and long-term rental market.

The charming village of Acharacle is a thriving and welcoming community, offering an excellent range of local amenities including a village shop with Post Office, hotel, bakery, takeaway, café, restaurant, doctor's surgery, nursery and primary school, and village hall. Secondary schooling is available approximately seven miles away in Strontian. The property is ideally positioned to enjoy the outstanding natural beauty of the surrounding area, with an abundance of leisure and outdoor pursuits readily accessible, making this an exceptional location from which to experience the very best of Highland living.

Charming Detached Cottage in Desirable Rural Village Location

In Excellent Order & Well Presented

Large Triple-Aspect Lounge with Wood-Burning Stove

Spacious Open-Plan Dining Kitchen with Patio Doors

Utility Room/Study

3 Bedrooms (One with En-Suite Shower Room) & Modern Shower Room

Double Glazing & Oil Fired Central Heating

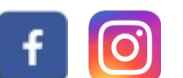
Spacious Private Garden Grounds of around 0.3 Acres

Detached Timber Garage & Ample Parking

EPC Rating: D 65

MacPhee & Partners, Airds House, An Aird, Fort William, PH33 6BL

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Accommodation

Open-Plan Dining Kitchen 7.2m x 5.4m

L-shaped with fully glazed entrance door.

- **Dining Area 3.9m x 3.6m**

With large patio doors to rear. Built-in cupboard housing Grant boiler. Door to hallway.

- **Kitchen Area 5.4m x 3.5m**

With double windows to front and stairs to upper level. Fitted with bespoke wooden kitchen units, offset with white work surfaces, upstand and splashback. Bertazzoni range cooker, comprising electric ovens and induction hob, with stainless steel Urban extractor chimney over. Integral NEFF dishwasher. Integral Samsung fridge and freezer. Stainless steel one-and-a-half bowl sink unit. Cork engineered board flooring.

Hallway 4.9m x 1.1m

With doors to shower room, bedroom, utility/study and three steps down to the lounge.

Shower Room 2.5m x 2.3m

Slightly L-shaped, with frosted window to rear. Fitted with modern white suite of WC, wash hand basin, and fully tiled shower cubicle with mains shower. Tiled splashback. Built-in cupboard. Cork effect laminate flooring.

Bedroom 4.1m x 3.5m

With two windows to front.

Utility/Study 2.9m x 2.3m

With window to rear. Fitted with grey coloured shaker-style kitchen units, offset with granite effect work surfaces. Stainless steel sink unit. Tongue-and-groove splashback. Plumbing for washing machine.

Lounge 6.8m x 3.7m

With dual-aspect windows to front and side. Fully glazed door to rear garden. Morso wood-burning stove set on cast iron hearth. Sloped tongue-and-groove clad ceiling.

Upper Level

Landing 1.1m x 0.9m

Built-in undercave cupboard. Doors to bedrooms.

Principal Bedroom 2.8m x 2.8m

With two Velux windows to rear. Built-in undercave cupboard and shelving. Curtain to en-suite shower room.

En-Suite Shower Room 2.2m x 1.2m

Fitted with modern white suite of WC, wash hand basin set in vanity unit, and fully tiled walk-in shower cubicle, with Triton shower. Tiled splashback and flooring.

Bedroom 4.3m x 2.8m

With window to side. Built-in undercave shelving.

Detached Garage

Timber construction with double doors. Two windows to sides and door to side. Concrete floor. Light and power.

Garden

The property enjoys garden grounds to all side and benefits from gravelled parking areas to both sides. The grounds have been well-maintained by the current owners and feature a variety of matures trees, shrubs, bushes, seasonal planting, flower beds, stone steps and gravelled pathways.

Travel Directions

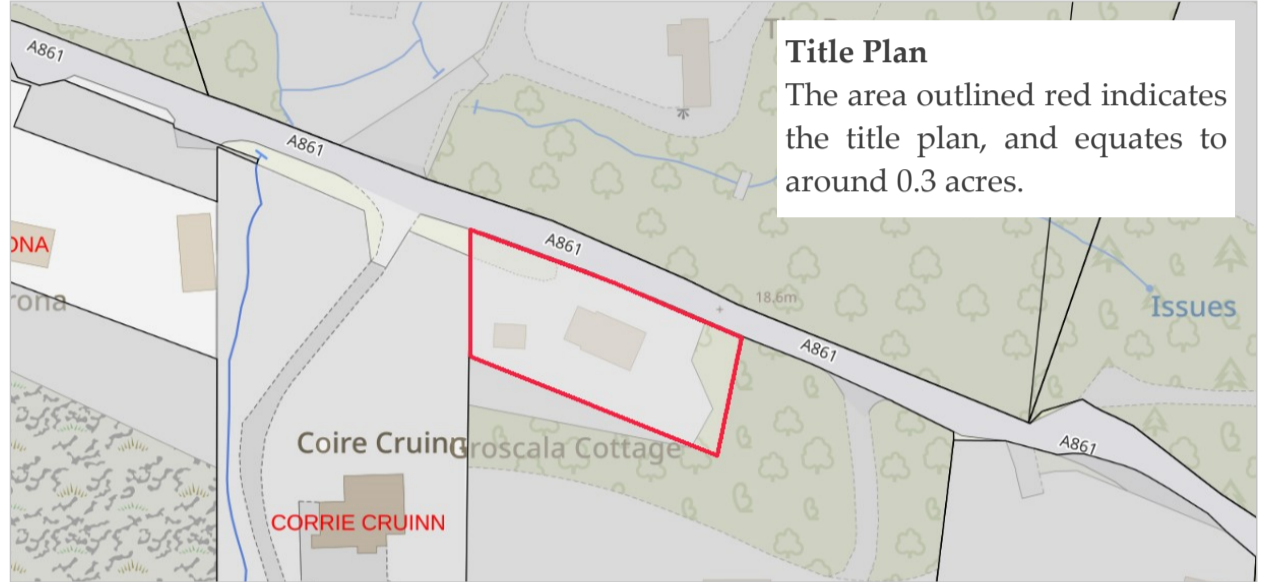
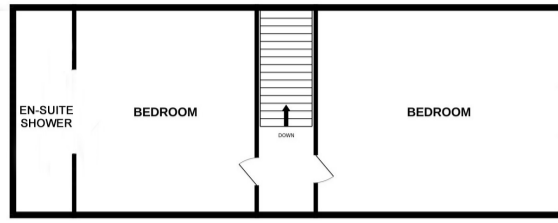
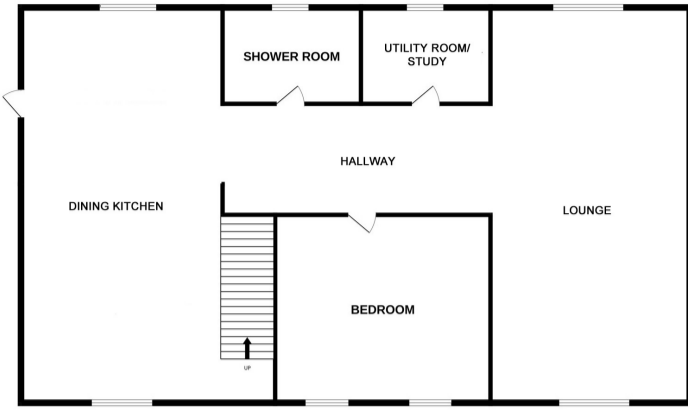
From Fort William, take the A82 south for 8 miles, then cross over on the Corran Ferry. At Ardgor, turn left and follow the road to Strontian for around 14 miles. In Strontian, continue ahead, and proceed towards Acharacle (A861) for around 11 miles. As you reach the signpost for Acharacle and the 30mph speed limit signs, continue ahead and down the hill, passing the stone wall on the right hand side, Groscale Cottage is the third property on the left, directly before the entrance gates for Ardshealach Lodge.



FLOOR PLAN

GROUND FLOOR

1ST FLOOR



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6).