



## Sealladh Na Coille

Achnabobane, Spean Bridge, PH34 4EX

Guide Price £525,000

**Fiuran**  
PROPERTY

# Sealladh Na Coille

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Sealladh Na Coille is a spectacular detached Villa, with magnificent, elevated views towards the Grey Corries, Aonach Mor and Ben Nevis. Set in an extensive south facing garden of approximately an acre and with detached double Garage, Sealladh Na Coille would make a superb family home, an idyllic holiday home or an amazing buy-to-let investment.

Special attention is drawn to the following:-

## Key Features

- Exceptional detached Villa with 5 Bedrooms
- Immaculate condition throughout
- Breathtaking mountain & countryside views
- Hallway, Lounge, Dining Room, Kitchen/Diner
- Larder, Utility Room, ground floor Bedroom
- Inner Hall, Wet Room, Upper Landing, Bathroom
- Master Bedroom with Dressing Room & En Suite
- 3 further Bedrooms (1 En Suite Shower Room)
- Excellent storage throughout including Loft
- Underfloor heating to both floors
- Oil fired central heating system
- Extensive grounds surrounding the property
- Summer House on a raised decking area
- Detached double Garage with roller doors
- Driveway & parking for several vehicles
- Wonderful family home
- Fantastic lifestyle opportunity



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The lower accommodation comprises of the entrance Hallway, Lounge, Dining Room, Kitchen/Diner, Larder, Utility Room, Inner Hall, Shower Room and Bedroom.

The upper level comprises of the spacious Upper Landing, Master Bedroom with Dressing Room & En Suite Shower Room, family Bathroom and 3 further Bedrooms (1 En Suite).

Sealladh Na Coille was completed in 2001 and covers an internal floor area of 204 m<sup>2</sup>. Built and finished to an exceptionally high standard, benefiting from oil central heating with underfloor heating to both levels. Sealladh Na Coille benefits from being surrounded by the most breathtaking scenery and was built to take full advantage of the mountain & countryside views.

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

#### **APPROACH**

Via the gated driveway and entrance into the Hallway.

#### **HALLWAY** 7m x 3.9m

With external door & side panel window to the front elevation, further window to the front elevation, carpeted stairs leading to the first floor, wooden flooring, staircase rising to the upper level, 2 built-in understairs cupboards, wooden flooring and doors leading to the Lounge, Dining Room, Kitchen, Inner Hall and Bedroom One.

#### **LOUNGE** 7.8m x 4.9m

With bay windows to the front elevation looking out over the front garden & taking full advantage of the mountain views, further windows to the side elevation, attractive log burning stove, wooden flooring and 2 sets of French doors leading out onto the patio area and side garden.

#### **DINING ROOM** 4.8m x 3.6m

With window to the front elevation, wooden flooring and French doors leading out onto the patio area.

#### **KITCHEN/DINER** 7.3m X 4.9m

T-shaped with triple aspect windows to both sides and rear elevation, fitted with a range of base & wall mounted units, complementary granite surfaces over, double electric oven & electric hob with stainless steel extractor hood over, stainless steel sink & drainer, integrated dishwasher, space for freestanding fridge/freezer, laminate flooring, doors leading to the Larder & Utility Room and external French doors leading out to the patio area and side garden.



**LARDER** 1.8m x 1.7m

With full height fitted shelves to 2 sides and laminate flooring.

**UTILTIY ROOM** 2.8m x 1.7m

With base & wall mounted units, complementary surfaces over, stainless steel sink & drainer, tiled splashbacks, plumbing for washing machine, space for tumble dryer and external door leading out to the side garden.

**INNER HALL** 2.9m x 1.3m

With door leading to the Shower Room, tiled flooring and external door leading out to the rear garden.

**SHOWER ROOM** 2.4m x 1.8m

With white suite comprising wash basin, WC, wet-walled shower area, heated towel rail, storage cupboard, frosted window to the rear elevation and tiled flooring.

**BEDROOM ONE** 4.8m x 3.3m

With dual aspect windows to the front & rear elevations and wooden flooring.

**UPPER LANDING** 7m x 5.7m

With 2 Velux windows to the front elevation & further Velux window to the side elevation, 2 storage cupboards (1 housing the heating system), fitted carpet and doors leading to all upper level Bedrooms and the family Bathroom.

**MASTER BEDROOM** 6.1m x 4.8m (max)

With bay window to the front elevation with breathtaking views towards Ben Nevis, surrounding mountains & countryside, further window to the side elevation, fitted carpet and door leading to the Dressing Room.



**DRESSING ROOM** 3.1m x 2.1m

With Velux window to the side elevation, fitted wardrobes and dressing table, fitted carpet and door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 3.1m x 2.1mm

With modern white suite comprising walk-in shower enclosure, 2 wash basins & WC set in a vanity unit, heated towel rail, Velux window to the side elevation and laminate flooring.

**BEDROOM THREE** 4.9m x 4.5m (max)

L-shaped with window to the side elevation, 2 Velux windows to the front & rear elevations, hatch access to the Loft area and fitted carpet.

**BATHROOM** 3.1m x 2.3m

With white suite comprising walk-in shower cubicle, freestanding bath, wash basin set in a vanity unit, WC, heated towel rail, Velux window to the side elevation, tiled walls and tiled flooring.

**BEDROOM FOUR** 4.8m x 4.3m (max)

L-shaped with dual aspect windows to both side elevations, fitted carpet and door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 3.1m x 1.2m

With white suite comprising shower enclosure, wash basin, WC set in a vanity unit, towel rail, window to the side elevation and laminate flooring.

**BEDROOM FIVE** 4.8m x 3.3m

With Velux window to the front elevation, further window to the side elevation and fitted carpet.

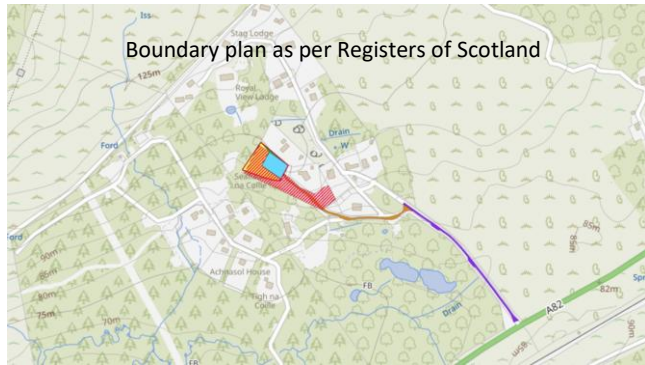


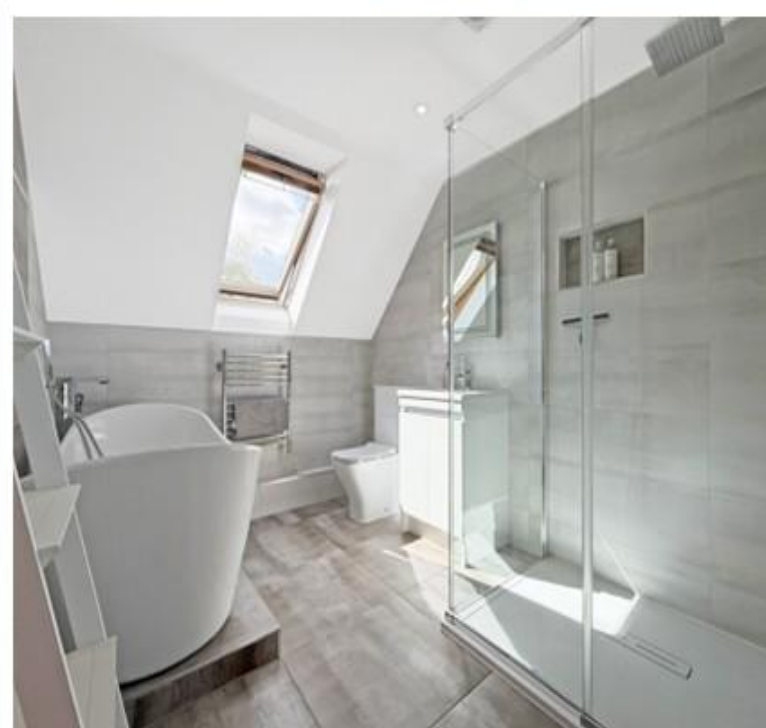
**GARAGE** 6.1m x 5.9m

With 2 roller doors to the front elevation, stairs leading up a floored upper level, power, lighting and concrete flooring.

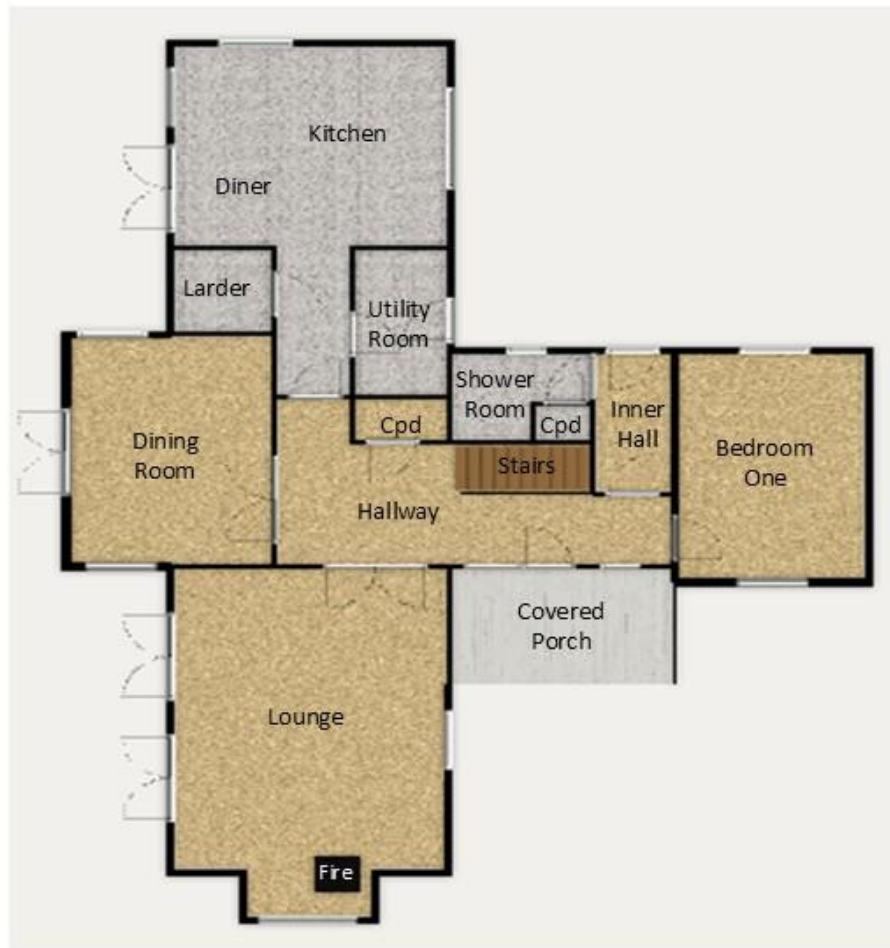
**GARDEN**

Extensive, enclosed garden grounds surround the property and extend to approximately 1 acre. The peaceful garden has the most amazing mountain & countryside views from every angle. The immediate garden surrounding the property is laid with a large patio area offering a variety of places for garden furniture, for relaxing, entertaining and enjoy the wonderful views. The garden has various areas and is laid with a mixture grass and gravel with paths meandering through a natural woodland area. There is a very attractive timber Summer House set on a raised decking area, again a lovely area to sit and enjoy all that the garden has to offer. There are several raised beds ideal for planting with vegetables & flowers alike, the remaining garden is planted with a variety of mature trees, bushes, & shrubs to include fruit trees. The gravelled driveway provides ample private parking for multiple vehicles.





# Sealladh Na Coille, Achnabobane



*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 and water  
Drainage to a private septic tank

**Council Tax:** Band G    **EPC Rating:** C76  
**Gross internal floor area (m<sup>2</sup>)** 204  
**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. Please call 07471783721 or email [kelie@fiuran.co.uk](mailto:kelie@fiuran.co.uk)



## LOCATION

Steeped in history, Achnabobane is surrounded by the most breathtaking scenery of mountains and lochs, wonderful beaches, and offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. Part of the Outdoor Capital of the UK, it attracts visitors all year round.

## ACHNABOBANE

Achnabobane is a stunning rural location and only 2 miles from the village of Spean Bridge, which offers a range of amenities with Fort William just 7 miles South.

## DIRECTIONS

From Fort William take the A82 northbound. Continue ahead for approx. 7 miles. Turn left where signposted Achnabobane. Continue ahead following the road round to the left, take second right up the hill. Continue to the top of the hill. Sealladh Na Coille is directly ahead 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](http://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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