



ARD DARAICH

Ardgour, Fort William



A RESTORED COUNTRY HOUSE, LUXURY HOLIDAY
COTTAGE AND RENOWNED GARDENS,
CLOSE TO THE SHORES OF LOCH LINNHE,
WITH VIEWS OF GLENCOE & BEN NEVIS ON THE
ARDNAMURCHAN PENINSULA.

Summary of accommodation

Entrance porch | WC | Hallway | Dining room | Kitchen | Drawing room (with wood burner) | Pantry/kitchen/study | Shower room | Utility room

Four double bedrooms and two bathrooms

Garden Cottage: Popular spacious one-bedroom holiday cottage

Outbuildings including light filled home office/artists studio and substantial Knapp Farm Building/Barn

Mature gardens including poly tunnel, planted borders and mixed woodland with nationally acclaimed collection of over 500 species and hybrid Rhododendrons and Azaleas

Woodland and hill garden have paths, seats and elevated vantage points with spectacular views of Loch Linnhe, Glencoe & Ben Nevis

About 6.40 Acres

Distances: Fort William 12 miles, Strontian 12 miles, Oban 39 miles, Inverness 77 miles, Glasgow 99 miles
(All distances are approximate)

SITUATION

Ard Daraich sits in a private rural setting on the Ardmurchan Peninsula, with views from the grounds over Loch Linnhe towards Ben Nevis and Glencoe. Local amenities in the settlement of Clovullin & North Corran (2.5 miles away) include a hotel and a primary school. Strontian is 12 miles away and has all the benefits you could wish for, including a shop, post office, pub, highly acclaimed secondary school, doctor's surgery, fire brigade, and paramedics. Fort William, the "Outdoor Capital of the UK", has a wide range of shops, supermarkets, restaurants, hospital, (The Belford) medical and other services, a library and sports centre. The Ardgour ferry terminal (Corran Ferry) is just a 5-minute drive away and provides swift access to Fort William, Oban (39 miles), Glasgow (102 miles) and Edinburgh (133 miles).

The countryside surrounding Ard Daraich is amongst the most spectacular scenery in Scotland, offering a fantastic base for exploring the peninsula and a great variety of outdoor activities. Fishing, sailing, mountain biking, kayaking, skiing and whale watching are all available nearby. As well as an outstanding coastline, the area is home to an abundance of wildlife, including otters, seals, porpoises, deer, and golden and white-tailed eagles. Stalking, fishing and shooting are all available to rent on nearby estates.

Fort William has a daily train service to Glasgow as well as a sleeper service to London Euston. Both Inverness Airport (87 miles) and Glasgow Airport (93 miles) provide flights to London and a range of national and international destinations.



ARD DARAICH

‘The Height of the Oak’ in Gaelic

Ard Daraich is a restored period country house dating back to 1919 with 1929 alterations and is adjacent to the shores of Loch Linnhe opposite Glencoe. It is the former home of Constance Spry, society florist and cook who invented Coronation Chicken for the Queens coronation in 1953. It has been in the current ownership since 1970.

Accessed off the main road (A861) via a minor country road, the property has a gated entrance with a gravelled parking area to the side. Constructed of stone and brick, harled and painted pink beneath a pitched slate roof, the property’s interior has been updated over the years, retaining many period features.

Interiors include the dining room with panelled walls and ceiling, bay window, terracotta tiled floors with underfloor central heating and folding doors leading through to the kitchen with an AGA. There is an elegant drawing room with double aspect windows and a Clearview wood burning stove.



The property boasts four double bedrooms on the first floor together with two bathrooms. The full accommodation is shown on the adjacent floor plan.



Ard Daraich, Ardgour, Fort William, Highland, PH33 7AB

Approximate Gross Internal Area
265.2 sq m (2854sq. ft)

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

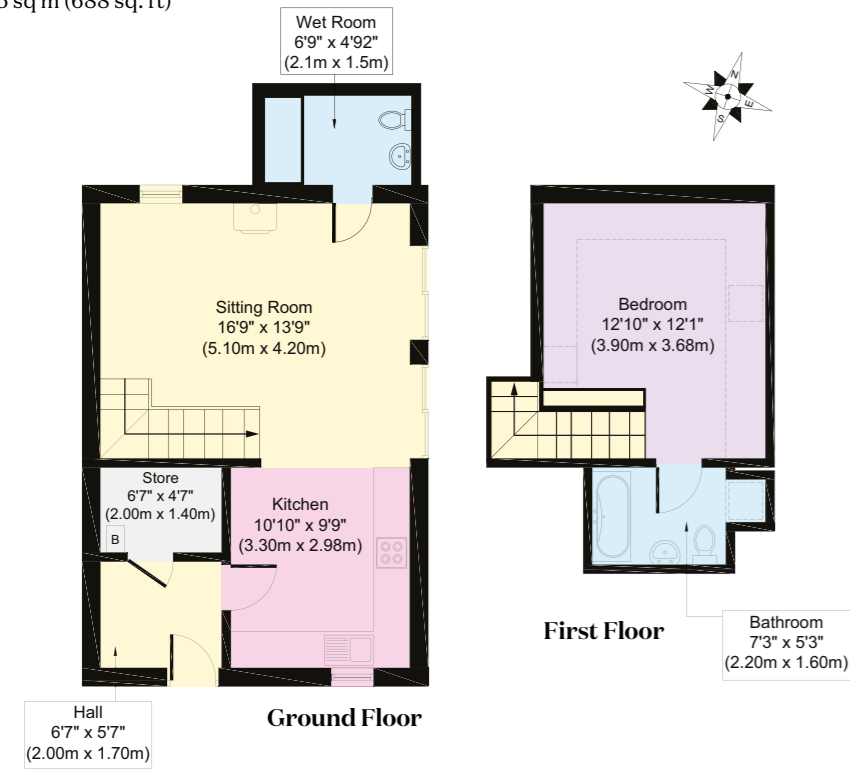
GARDEN STUDIO

Situated in the garden, Ard Daraich Garden Studio is an comfortable holiday cottage.

Converted by the current owners and benefiting from underfloor oil fired heating and a wood-burner, the living space is open-plan with a spacious dining kitchen and sitting room. French doors open onto a small, self-contained garden and terrace, looking towards the River Gour and on to Ben Nevis.

Upstairs there is a king sized bedroom and an en suite bathroom.

Approximate Gross Internal Area
63.95 sq m (688 sq. ft)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTBUILDINGS

Also within the garden, there is a home office/ artists studio with wifi and a wood-burning stove.

There is a useful 3-bay general-purpose barn for garden equipment and storage with space for a ping pong table.





GARDENS & GROUNDS

The gardens and policies at Ard Daraich are a standout feature, carefully curated and maintained by the current owners to provide abundant colour throughout the spring, summer and autumn months. Extending to 6.40 acres, the grounds include formal gardens which surround the house and cottage with raised beds, planted borders, a polytunnel, and areas of mature woodland. Run for 30 years as a plantsman's nursery, the collection has evolved into one of national interest and until recently has been open to the public.

Steps lead through open woodland to an area of heather-clad hillside interspersed with vibrant rhododendrons and azaleas. The hill ground features a network of paths, vantage points, and peaceful seating. There are spectacular views overlooking Loch Linnhe, Glencoe and Ben Nevis.





GENERAL INFORMATION

Directions: Travel south from Fort William on the A82 for 8 miles and take the Corran ferry (5-minute crossing) to Ardgour. The ferry is well signposted on the right-hand side. From Ardgour turn left onto A861 and continue for 2 miles where you will cross the River Gour. Take the first right-hand turn after crossing the river (look for the Ard Daraich sign). Ard Daraich is pink and the first house on your left.

What3words: ///duet.rank.unheated

Solicitors: R & R Urquhart Solicitors, 20 High Street, Nairn, IV12 4AX. Tel: 01667 453278. Email: willcowie@r-r-urquhart.com

Local Authority: The Highland Council, Glenurquhart Road, Inverness, IV3 5NX. Tel: 01349 886606

Entry: Entry is available by arrangement with the seller.

Residential Schedule

Property	Occupancy	Services	Council Tax/ Rating	EPC Rating
Ard Daraich	Vacant	Mains electricity, oil-fired central heating, private (filtered) water supply and shared private drainage	E	F
Garden Studio	Holiday Let	Mains electricity, underfloor oil-fired central heating, private (filtered) water supply and private drainage	-	C

Moveables: Fitted carpets and some curtains are included in the sale. Some furniture within the holiday let is included in the sale. Items of furniture within Ard Daraich may be available by separate negotiation.

Viewing: Strictly by appointment with the Selling Agents Knight Frank (tel 0131 222 9600).

Rights of Access and Title Conditions: The property is sold with the benefit of and subject to all existing rights and burdens contained within the Title Deeds.

Anti-Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/ funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Offers: Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Overseas Purchaser(s): Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date: A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.



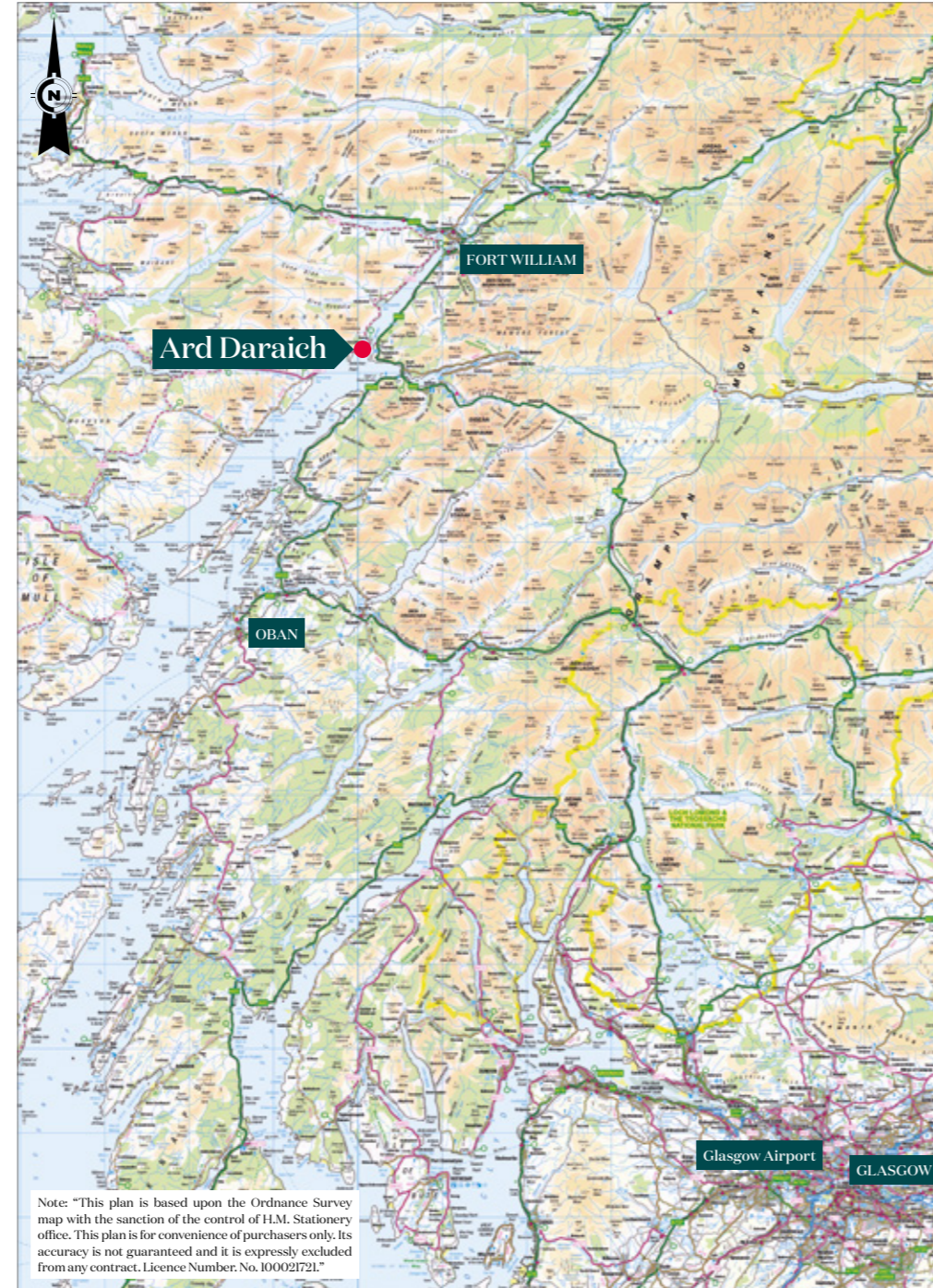
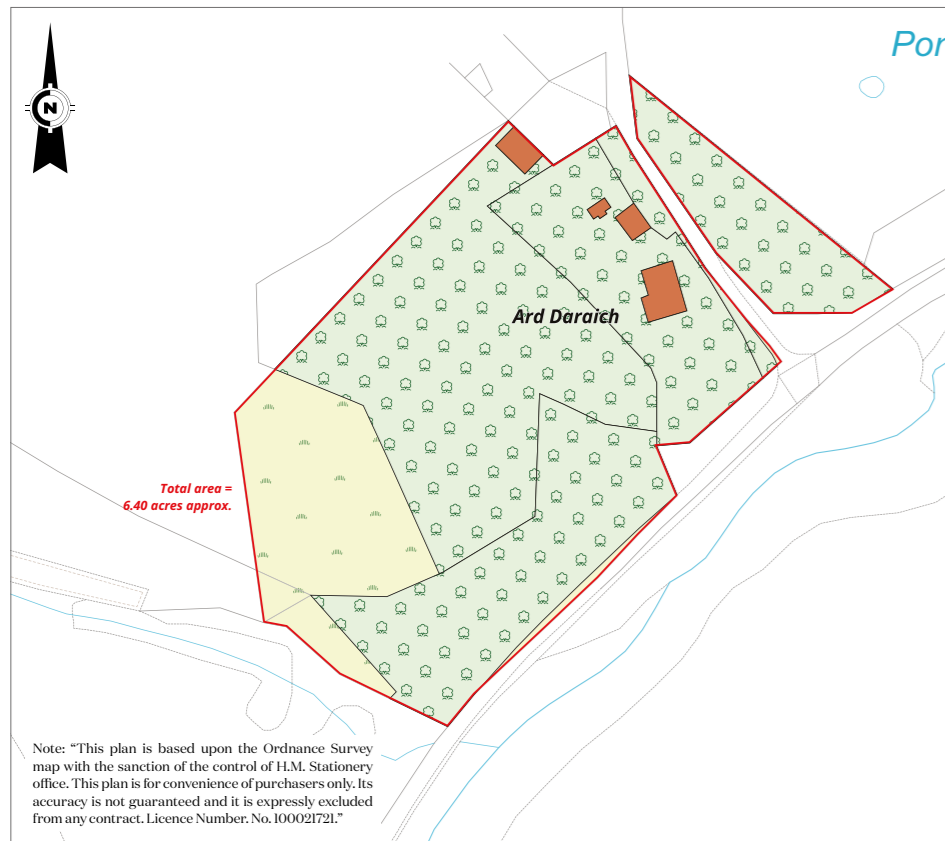
Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



Tom Stewart-Moore

0131 222 9600

tom.stewart-moore@knightfrank.com

Knight Frank Edinburgh

80 Queen Street, Edinburgh

EH2 4NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)



Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2026. Photographs and videos dated Various dates. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.

