



THE OLD MANSE | ARISAIG | PH39 4NJ



An impressive period former manse, situated in the heart of the coastal village of Arisaig, enjoying stunning countryside and sea views, set within spacious, mature private grounds complete with a gypsy-style caravan and charming BBQ hut.

Dating from the 1890s, The Old Manse is presented in exceptional order both internally and externally, exuding character and charm. The property offers a luxurious family home with high-specification fixtures and fittings, retaining many original features, while also providing the potential for a successful business opportunity.

Lounge, Kitchen & Dining Room, Utility, Shower Room, Study, Four Bedrooms and Family Bathroom

**The Old Manse, Arisaig, PH39 4NJ**

Mallaig 7 miles, Fort William 35 miles, Inverness 97 miles

**Guide Price: £560,000      EPC Rating: F 29**

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## Property Description

An impressive and imposing period former manse with charming gypsy caravan and BBQ hut, ideally situated in the heart of Arisaig, enjoying stunning countryside and sea views and set within generous, mature private grounds.

Dating from the 1890s, The Old Manse is a most desirable detached property which has, in recent years, been comprehensively and sympathetically refurbished to create an exceptional and impressive home. Presented in excellent order both internally and externally, the property seamlessly blends period elegance with modern comfort.

Bright and airy throughout, the accommodation retains strong Arts and Crafts influences and a wealth of original features, including a magnificent solid oak staircase, a striking single-glazed semi-circular feature window with views across the grounds towards Arisaig Bay and the Isle of Eigg, cast-iron tiled fireplaces, stoves in three of the downstairs rooms, ornate plaster cornicing, ceiling roses and elegant bay windows.

Modern enhancements have been carefully integrated and include the insulation of case-and-sash style double glazing, energy-efficient electric heating, roof-mounted photovoltaic solar panels operating under a Feed-in Tariff (FITS) scheme, a high-quality fitted kitchen with oak worktops, Everhot range cooker, KitchenAid fridge/freezer and contemporary bathroom suites, with a roll-top bath.

The flexible and generously proportioned accommodation offers versatility to suit a range of purchasers – whether as a luxurious permanent home, an idyllic coastal retreat, or a substantial business opportunity. The owners currently operate a highly successful Airbnb from the gypsy hut, with a Short-Term Let (STL) licence in place, offering immediate income potential if wished.

Externally, the mature grounds provide privacy and shelter, with expansive lawned areas ideal for family living and entertaining. A charming BBQ hut enhances the outdoor experience, creating a superb space for year-round socialising and further enriching the lifestyle appeal of this remarkable coastal home.

## Garden

The property is approached by a private gravelled driveway providing ample parking. The mature and generous garden grounds are laid in the main to lawn, offset with pathways, mature trees, fruit trees, bamboo, plants and shrubs and a charming garden pond with pleasant seating area. A vegetable garden has been created towards the end of the garden, a greenhouse, large garden shed and log stores also feature. A fantastic Romany-style caravan is located to the side of the garden and a charming Finnish BBQ hut.

## Gypsy Caravan

A fantastic Romany-style, gypsy, caravan, providing self-catering accommodation is located to the side of the property with a separate outdoor gas shower and compost toilet cubicles. The current owners have created a successful Airbnb business from the caravan with 4.99 star reviews and STL in place, which can be transferred to the new owners subject to the necessary regulations etc. A link to the site - <https://www.airbnb.co.uk/rooms/42354776?viralityEntryPoint=1&s=76>

## Location

Arisaig is a popular West Coast village, situated on the road between Fort William and Mallaig - "The Road to the Isles". With its coastal situation, it is an ideal location from which to explore this extremely attractive part of the Highlands and Inner Isles. The village itself has a marina, hotel, restaurants, shop, post office, two churches, primary school etc with further facilities available at Mallaig, including a secondary school, and Fort William - to which there is a link by both road and rail.



## Floor Plan



## Title Plan



## Accommodation Dimensions

### Ground Floor

- Entrance Vestibule 2.8m x 2.3m
- Hallway 3.8m x 2.3m
- Lounge 5.8m x 4.1m
- Study 5.3m x 3.0m
- Kitchen & Dining Room 9.0m x 5.2m
- Utility 2.4m x 1.5m
- Shower Room 2.4m x 2.0m

### Upper Floor

- Bedroom 4.3m x 4.2m
- Bedroom 4.1m x 3.4m
- Family Bathroom 2.3m x 2.2m
- Bedroom 4.1m x 3.4m
- Bedroom 4.3m x 4.1m

Please note: The curtains in the lounge, landing and principal bedroom as well as the light fittings in the study, lounge, dining room and principal bedroom will all be removed at point of sale. The window in the shower room is single glazed.

### Travel Directions

Travelling from Fort William on the A830 'Road the Isles' Mallaig road for 33 miles. Pass the first sign for Arisaig on the left, proceed up the hill and take the second turning in to Arisaig signposted the B8008. Follow the sweeping road down and take the first road on the left on to Clanranald Place. Follow this road along and past the Church of Scotland. Turn immediately right and The Old Manse is the second property located on the left hand side.



The Gypsy Caravan & Finnish BBQ Hut



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).

