



Old Glenbeg

Glenborrodale, Acharacle, PH36 4JG

Offers Over £445,000

Fiuran
PROPERTY

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Set in a stunning elevated, south facing position and benefitting from panoramic views over Glenmore Bay & Loch Sunart beyond, Old Glenbeg is an immaculately presented, detached Villa. Located in the picturesque rural village of Glenborrodale, Old Glenbeg sits in generous garden grounds extending to approximately 1 acre, together with Summer House, Polytunnel and Garage/Workshop, it would make a superb family home, an idyllic holiday retreat, or a wonderful buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- South facing detached Villa overlooking Loch Sunart
- Unrestricted loch & mountain views
- Located on the unspoilt Ardnamurchan peninsula
- Area of natural beauty with spectacular countryside
- Beautifully presented and in walk-in condition
- Entrance Hallway, Lounge, Dining Room, Kitchen
- Inner Hall & Utility, Shower Room, Upper Landing
- 3 Bedrooms (1 with Dressing Room) and Bathroom
- Range of white goods, blinds & flooring included
- Contents available under negotiation
- Air source central heating system
- Energy Performance Rating : B85
- Well maintained, mature garden grounds
- Garage/Workshop with power, water & lighting
- Summer House, Polytunnel & Hen enclosure
- Private driveway & parking for several vehicles
- No onward chain



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The ground floor accommodation comprises the Entrance Hallway, Lounge, Dining Room, Kitchen, Inner Hall with Utility Area, Kitchen and Shower Room.

The first floor offers the Upper Landing with French doors opening out onto a Balcony, 3 Bedrooms (1 with Dressing Room) and the family Bathroom.

Built in 2015, Old Glenbeg benefits from being double glazed throughout with efficient air source central heating (EPC B85). Externally, the sizeable south facing garden offers a variety of seating areas for relaxing & enjoying the wonderful views and for dining alfresco. The garden houses a triple car garage/workshop, Sumer House, log store, polytunnel and hen enclosure, the sweeping driveway providing ample parking for multiple vehicles.

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

APPROACH

Via the gated driveway leading to the front of the property and entrance into the Entrance Hallway.

ENTRANCE HALLWAY 3.3m x 3.1m

With external door to the side elevation, window to the front elevation, built-in storage unit, brushed & oiled oak flooring and door leading to the Lounge.

LOUNGE 7.2m x 4m

With dual aspect windows to the front & side elevations taking full advantage of the spectacular views, carpeted stairs rising to the first floor, attractive log burning stove, brushed & oiled oak flooring and door leading to the Inner Hall & Utility Area.

INNER HALL & UTILITY AREA 4m x 3m

With window to the rear elevation, washing machine, tumble dryer, large cupboard housing the hot water tank & central heating unit, brushed & oiled oak flooring, semi open plan to the Kitchen, doors leading to the Dining Room & Shower Room and external door leading out to the rear garden.

KITCHEN 4.9m x 3m

With dual aspect windows to the side & rear elevations, fitted with a range of modern base & wall mounted units, complementary solid oak surfaces over, Lpg hob with steel extractor hood over, electric oven, stainless steel sink, integrated dishwasher, freestanding fridge/freezer and brushed & oiled oak flooring.



DINING ROOM 4m x 4m

With dual aspect windows to the front & side elevations with amazing loch & mountain views and brushed & oiled oak flooring.

SHOWER ROOM 3m x 2.4m

With dual aspect windows to the side & rear elevations, modern white suite comprising stainless steel Tower Panel shower, wash basin with wall mounted feature mirror above, WC, heated towel rail and tiled flooring.

UPPER LANDING 5.4m x 3m

With fitted carpet, access to the Loft, doors leading to the Bedrooms & the family Bathroom and external Patio doors leading out onto the balcony taking full advantage of the most breathtaking scenery.

BEDROOM ONE 4.5m x 4m

With dual aspect windows to the front & side elevations with seating recess to the front window a relaxing area to take in the impressive views, fitted carpet and door leading to the Dressing Room (3m x 1.6m).

FAMILY BATHROOM 2.8m x 2.1m

With Velux window to the rear elevation, fitted with a modern white suite comprising bath with shower over, wash basin set in a vanity unit and with wall mounted feature mirror above, WC, heated towel rail and tiled walls & flooring.



BEDROOM TWO 4m x 4m

With 2 Velux windows to the front elevation and fitted carpet.

BEDROOM THREE 5m x 2.2m

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

SUMMER HOUSE 5.8m x 4.6m

With windows to both front & side elevations, insulated, power & lighting (water nearby) and French doors to the front elevation (subject to relevant planning consents the Summer House may offer development potential as a letting unit).

GARAGE/WORKSHOP 14m x 8m

With sliding doors to the front elevation, enclosed area with WC & wash basin, power, lighting, water, motorhome electrical hook up point & concrete flooring.

GARDEN

Enclosed extensive, private & mature garden grounds surrounds the property with spectacular views from every angle. With raised timber decking areas to the front, side & rear of property providing ample place for garden furniture, perfect areas to sit, relax, entertain and for enjoying the wonderful views. The polytunnel is laid with a variety of raised beds & has an irrigation system in place. There is also an enclosed hen enclosure with hen house (no hens being sold with the property). The gravelled driveway provides ample private parking for multiple vehicles.



ARDNAMURCHAN

Ardnamurchan (headland of the great seas) is the most western part of the British mainland, extending west from Salen out to Ardnamurchan Point and its famous lighthouse. The area is beautifully unspoilt, wild & remote and renowned for its abundance of wildlife and white sandy beaches. Its rocky northern coast, bounded at the East and West by the beaches of Ardtoe and Sanna Bay is designated as a National Scenic Area because of its outstanding scenery and landscape. Its southern edge makes up the north shore of Loch Sunart, the longest sea loch in the Highlands. This is the perfect location for bird watching, walking, sailing, kayaking, fishing, open water swimming, cycling and many other outdoor activities. Local facilities include hotels, restaurants (including the 13th Century award winning Mingary Castle). The famous Ardnamurchan distillery, Glenborrodale Castle and Glenborrodale Nursery are all nearby attractions. The neighbouring villages of Kilchoan, Salen & Acharacle offer a variety of amenities to include supermarkets, post office, churches, doctors' surgery, nursery & primary schools. The secondary school is located in Strontian where further amenities are also available.



Old Glenbeg, Glenborrodale



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, private water supply and private septic tank.

Council Tax: Band D

EPC Rating: B85

Gross internal floor area (m²) 157

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.



DIRECTIONS

From Fort William take the A82 South for approx. 8 miles to Corran. Take the Corran Ferry over to Ardgour. At Ardgour turn left onto the A861 to Salen. At Salen turn left at the main junction signposted for Glenborrodale B8007. Continue along this road for approximately 14 miles. Old Glenbeg is on the right-hand side 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).

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

T: 07471 783 721

E: kelie@fiuran.co.uk

Dail-Uaine

Invercoe

Glencoe

PH49 4HP

