

ROWAN HOUSE, CAMAS INAS, SALEN, ACHARACLE

A deceptively spacious four bedroom, detached property set in the scenic location of Camas Inas on the Ardnamurchan Peninsula set amongst spectacular scenery with views towards Loch Sunart.



OFFERS IN THE REGION OF £259,000
HOME REPORT VALUATION £280,000

- ❖ Stunning views in an area of outstanding beauty
- ❖ Spacious living accommodation through-out
- ❖ Lounge with wood burning stove
- ❖ Large Kitchen/Diner
- ❖ Sun Room
- ❖ 4 Double Bedrooms (2 En-Suite)
- ❖ Family Bathroom
- ❖ Large Workshop with Wood Burning Stove/Car Port
- ❖ Energy Performance Rating D(63)

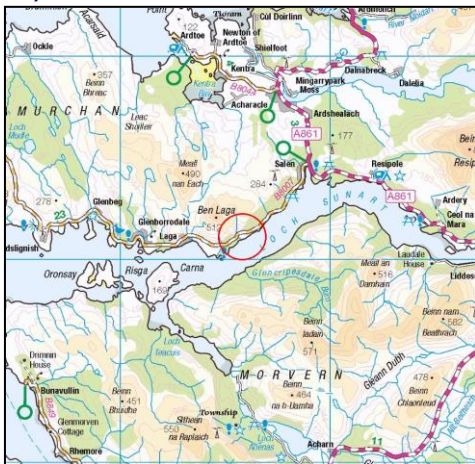
A semi-rural location in an area of outstanding beauty near the shores of Loch Sunart situated approximately 3.5 miles from the village of Salen and approximately 6 miles from the village of Acharacle. Enjoying an enviable position with stunning views towards loch Sunart and the surrounding hills. The property benefits from double glazing, solid fuel central heating, lounge with wood burning stove and a substantial workshop with W.C, cloakroom and wood burning stove.

Accommodation comprises, Ground Floor: Entrance Porch/Sun Room, Fitted Kitchen-Diner, Lounge with dining area, Bathroom, Two Double Bedrooms. First Floor: Hallway/Landing currently set up as Sitting/Office area and Two En-Suite Bedrooms.

Acharacle has a well-stocked village shop, primary school and general amenities. The area itself offers a wide range of outdoor pursuits including mountaineering, skiing, fishing and any potential purchaser will have the option to join the local moorings association in order to be able to launch a boat from the local moorings on Loch Sunart, further details can be obtained from the sellers upon request.

LOCATION: ROWAN HOUSE, CAMAS INAS, SALEN,
ACHARACLE, PH36 4JQ

On leaving Fort William take the A82 southbound towards Corran Ferry. Cross the Corran Ferry at Ardgour turn left follow signs to Lochailort on the A861. You will pass through the village of Strontian and thereafter you will come to the village of Salen. Upon reaching Salen, take a left-hand turn onto the B8007 heading towards Kilchoan. The road shortly becomes single track and travel along this road for approximately 3.5 miles. On entering Camas Inas, you will see a post box on the left hand side and immediate after the post box, there is an access road leading down the hill towards properties. Take this access road down the hill and at the bottom of the access road, take the right hand turn over a bridge into the property. Follow the driveway up to the front of the property.



ENTRANCE PORCH/SUNROOM: 2.81m x 2.51m (9'2" x 8'2")

A lovely sun trap, enjoying stunning view towards Loch Sunart and the surrounding hills. Predominantly glazed and carpet flooring.



LOUNGE: 4.02m x 7.12m (13'2" x 23'4")

A large bay window provides fabulous views towards Loch Sunart. A feature of the room is the multi fuel burning stove with tiled hearth and back burner which serves the radiators and hot water. Carpet flooring.

FITTED KITCHEN-DINER: 3.19m x 7.03m (10'5" x 23'0") (at the widest point)

Spacious rear facing room with partial tile and partial wood laminate flooring. There is a variety of base units and drawers with marble effect worktops and a floor to ceiling storage unit. There is tiled splash back at the sink, mixer tap and built in draining board. There is a radiator and space for a table and chairs.

BEDROOM 1: 3.02m x 4.24m (9'10" x 13'10")

Rear facing enjoying views below the bridge up the burn. With double fitted wardrobes, radiator and carpeted flooring.

BEDROOM 2: 4.25m x 3.05m (13'11" x 10'0")

Front facing with large bay window providing views towards Loch Sunart and surrounding hills. There is fitted wardrobes, radiator and carpet flooring.

BATHROOM: 2.09m x 2.69m (6'10" x 8'9") (at the widest point)

Comprises: Bath with mixer taps, W.C, wash hand basin with tiled splash back around the bath and W.H.B. Radiator and large airing cupboard.

FIRST FLOOR ACCOMMODATION

Access to the first floor is taken by wooden stairway leading from the lounge/dining room. All rooms on the first floor are accessed from a spacious large hallway/landing. This carpeted landing is currently used as a sitting/study area.

BEDROOM 3 EN-SUITE: 3.38m (at shortest point) x 7.71m (11'1" x 25'3")

Spacious carpeted room with large airing cupboard and radiator. En-Suite bathroom measuring 2.09m x 2.37m has bath with shower attachment, tiled splash back to bath and W.H.B areas. Extractor fans and radiator.

BEDROOM 4 EN-SUITE: 4.41m X 3.74m (14'5" x 12'3") (at the widest point)

Another spacious double with an inbuilt wardrobe/storage area, carpet flooring and radiator. En-Suite bathroom with 3 piece suite and extractor fan, as per the en-suite for bedroom 3.



EXTERNALLY

The entrance to the front of the property is laid with gravel as is the driveway leading up to the workshop and property itself. There is parking for several cars and a garden area with shrubs and plants. A slabbed pathway leads around the side of the property where there is a ramp leading up to the rear door.

The rear garden is sloping and laid with grass and mature shrubs and trees. There is a substantial garage/workshop located to the side of the property measuring 3.6m (at the widest point) x 7.27m. Inside the workshop are worktops with storage area inbuilt, a wood burning stove, a cloak room with toilet and wash hand basin. There is also a carport to the outside of this workshop. A parking area and wood storage. Attached to the side of the workshop is a shed with units, light and fitted cupboard ideal for garden tools or equipment



A HOME REPORT IS AVAILABLE

EXTRAS: All carpets, floor coverings as well as the blinds in the kitchen are included in the sale price. Other items available by separate negotiation

SERVICES: Private water supply, mains electricity and private drainage

VIEWING: by contacting the Selling Agents

ENTRY: by arrangement with the sellers.

ENQUIRIES AND OFFERS TO THE SELLING AGENTS:-

McIntyre and Company
Solicitors and Estate Agents
38 High Street
Fort William
PH33 6AT

Tel: 01397 703231

Fax: 01397 705070

E-mail: property@solicitors-scotland.com

Website: www.solicitors-scotland.com



www.facebook.com/mcintyreandcompanyfortwilliam

These particulars, while believed to be correct, are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon.

Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.