

# STRATHCONAN, OLD POST OFFICE ROAD, KILCHOAN, ARDNAMURCHAN PENINSULA.

**mcintyre & co**  
*Solicitors & Estate Agents*



Detached Two Bedroom Scandinavian Timber Lodge

Idyllic and scenic rural location with lovely views towards the Sound of Mull

Set in approximately 0.76acre acre of garden grounds

Open plan Lounge-Kitchen-Diner

Benefits from residential all year round living or a superb holiday home

Veranda with seating / Patio with seating area and off street parking

Energy Performance Rating E:43

Currently council tax listed as commercial, 0 banding / Residential B.

Double Glazing / Electric Heating / Tenure is Freehold

Village amenities within walking distance which include a Hotel with Restaurant and Bar

**GUIDE PRICE:**

**£165,000**

## DESCRIPTION

McIntyre & Company are delighted to bring Strathconan Lodge to the market.

This is a delightful Scandinavian Lodge that has been upgraded during the past 18 months. Its numerous upgrades include a new modern fitted kitchen complete with marble effect worktops, a large replacement water tank, new shower and co-ordinated fitted carpet through-out with the exception of the shower room. High spec replacement internal doors that compliment the Wooden Lodge have also been added. Erected around 1981 the Lodge spans approximately 57sq m and has remained in the ownership of the same family ever since.

There are high ceilings and dual aspect windows to the front elevation that provide lovely loch, mountain and hillside views. In addition to its beautiful surroundings the lodge benefits from double glazing, electric heating with thermostat controlled radiators to the lounge-kitchen-diner and the vast majority of the electrical appliances have been PAT tested. The kitchen-diner area has space to accommodate a large table and chairs.

Whilst the Lodge has the benefit from residential all year round living and is not being sold as a business the Lodge is currently set up and ready for holiday lettings or as a holiday retreat and the majority of the content is included in the sale price. The Council Tax is currently listed as commercial with 0 banding, it is understood that for residential purposes the band would be "B" rated.

**DIRECTIONS** Strathconan, Old Post Office Road, Kilchoan, Ardnamurchan, PH36 4LP.

Via the Corran Ferry: From Fort William take the A82 southbound, crossing on the Corran Ferry to Ardgour. Turn left onto the A861, continue until reaching the signposts for Salen (approx 40miles). At Salen take the B0087 until reaching

## LOCATION/AMENITIES

Kilchoan is the most Westerly Village on the Ardnamurchan Peninsula in fact, it is the most westerly point on mainland Britain. Ardnamurchan has some of the most spectacular scenery in Scotland surrounded by rugged mountains, sea lochs, coastlines and sandy beaches as well as an abundance of wildlife with the majestic red deer, golden and white-tailed sea eagles all in the vicinity. The landscape is ideal for hill and coastal walking, with walks to the summit of Ben Hiant which reaches to just 528m the highest point on the peninsula providing superb views. Other places of interest are the beautiful coastline of Sanna Bay and the Ardnamurchan Lighthouse point where Dolphin, Porpoise and Minke Whale are regularly seen.

Although Kilchoan is a remote setting, there are amenities in the village which include a shop and post office, a Hotel which has a bar and restaurant, a church, a community centre and primary school. There are further amenities and schools in Acharacle approximately 20 miles away.

There are regular sailings to Tobermory on the Isle of Mull which has a Co-operative supermarket, excellent local restaurants and a dentist. The town of Oban is within reach and offers further amenities and access to the Islands via the ferry terminal. There is a daily bus service that operates between Oban and Fort William.

Fort William is the main district town of Lochaber, known as the "Outdoor Capital of the UK" with more extensive facilities to include a hospital, mainline railway station, supermarkets and a range of local shops and services. The town is a popular tourist destination with access to the lochs at Corpach Basin on the Caledonian Canal, the West Highland Way, the Great Glen Way, Ben Nevis and Glen Nevis. There is a bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London.

**Accommodation:** Entrance Porch, Lounge-Diner-Kitchen, Two Double Bedrooms and Shower room.

**ENTRANCE PORCH 1.57m x 1.05m**

Good size with useable space. Carpet flooring.

**LOUNGE area 4.19m x 4.34m**

Tastefully appointed, enjoying views towards the Sound of Mull and the surrounding mountains.

**KITCHEN-DINER area 4.52m x 2.07m**

Lovely modern kitchen with a variety of wall, drawer and base units to include a glass fronted display cabinet. All white goods and the double oven will be included in the sale price. Rear facing with hillside views.

**BEDROOM 1 3.16m x 3.10m**

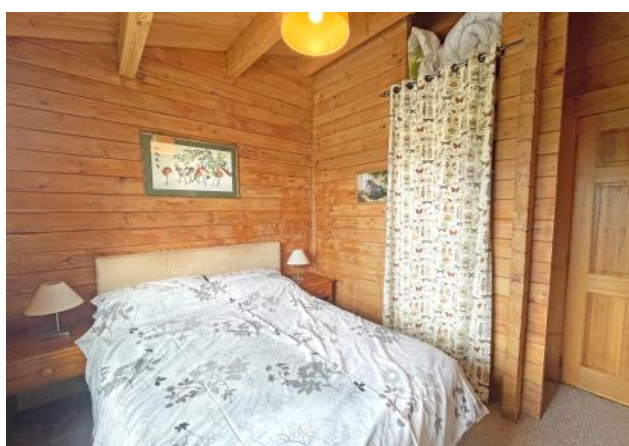
**BEDROOM 2 3.16m x 3.11m**

The bedroom to the front elevation benefits from fabulous views towards the Sound of Mull whilst the bedroom to the rear elevation has attractive hillside views.

Each bedroom has a recess with hanging rail, shelf and over head storage. Carpet flooring.

**SHOWER ROOM 1.99m x 1.88m**

Walk-in shower cubicle with wet wall finish. W.C, wash hand basin, wall heater (with no thermostat) and Laminate effect vinyl flooring,



## EXTERNALLY

The road alongside the “Steadings” is Old Post Office Road and access to Strathconan Lodge.



Strathconan is situated at the top of the elevated Old Post Office Road. The Lodge has a large wrap around garden that sweeps around the Lodge that sits in a woodland setting. There is an open access leading to the Lodge with the majority of the land being grass surrounded by trees and fern.

To the front is a veranda seating area with concrete base and wooden rail. There is also a patio with seating area and a timber shed for storage to the side.

The Lodge benefits from a tranquil spot that provides lovely views at the front towards the Sound of Mull and hillside views to the rear.



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