

HOLLY COTTAGE, KILCHOAN, ARDNAMURCHAN PENINSULA.

mcintyre & co
Solicitors & Estate Agents



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

Detached, Three Bedroomed bungalow with master En-Suite

Beautifully presented and in immaculate condition through-out

Many quality fixtures and fittings

Modern Lounge-Diner with feature woodburning stove

Fully fitted Kitchen with Belling Range Master Double Oven

Versatile Utility, W.C and Family Bathroom

Large garden to front with raised patio and seating area

Fire safety compliant with interlinked smoke detectors

Energy Performance Rating D:64

Council tax band E / Tenure is Freehold / Double Glazing / Oil Fired Heating

Village amenities within walking distance that include a shop, Hotel with Restaurant and Bar



GUIDE PRICE:

£330,000

VIEWINGS COME HIGHLY RECOMMENDED

DESCRIPTION

McIntyre & Company are delighted to bring Holly Cottage to the market.

This immaculate and spacious detached bungalow sits on the edge of the popular village of Kilchoan. It's long driveway is set back from the road and restricts any noise from passing traffic. Originally built around 1988 the property spans approximately 121sq m.

In addition to its lovely surroundings this beautifully presented bungalow benefits from modern and generous living accommodation, double glazing, oil fired heating supplemented by a woodburning stove, combi boiler and excellent storage. Attractive Oak flooring has been laid to majority of the hallway, lounge-diner, kitchen and lobby whilst new replacement carpet (2024) has been fitted in each of the bedrooms and remainder of the hallway. The entire front elevation enjoys fabulous loch, mountain or hillside views and the spacious lounge-diner comfortably accommodates a large table and 6 chairs.

ACCOMODATION: Entrance Porch, Inner Hallway, Lounge-Diner, Kitchen, Lobby, W.C, Utility, Three Bedroom (master en-suite) and Family Bathroom.

DIRECTIONS Holly Cottage, 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 Kilchoan. On reaching Kilchoan pass the small Church on your right and Holly Cottage is the 2nd property after the Church with a Red Front Door.

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 that include a well stocked shop and post office, a Hotel which has a bar and restaurant, a church, a well-respected primary school and community centre. This is an established and vibrant community, many of whom support and engage in various activities at the hall and church. Activities include regular coffee mornings and lunches, fitness, yoga and badminton classes, craft, knitting and a book club to name but a few. When activities are all done you can visit the Puffin Coffee, a family run coffee shop serving a bespoke fair-trade, organic coffee and sweet treats. There are further seasonal events to include the annual Easter egg hunt and Christmas market. There are further amenities and schools in Acharacle approx 20 miles away and regular sailings from Kilchoan to Tobermory on the Isle of Mull which has a Co-operative supermarket, excellent restaurants, bars, shops and a dentist.

The town of Oban is within reach and offers further amenities and access to the Islands via the ferry terminal.

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 bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London.



Entrance Porch 1.82m x 1.14m

Sliding doors provide access to the hallway where there is useable space, two built-in storage cupboards and quality fitted Oak and carpet flooring.

Lounge-Diner 6.9m x 5.3m

Accessed by sliding doors in the hallway with further access from the kitchen. A large picture window provides lovely views over the bay and towards the Sound of Mull. A feature of the room is the attractive wood burning stove with wooden mantle and tiled hearth. Oak flooring.

Kitchen 4.7m x 3.1m

A fully fitted Kitchen with Belling Range Master double oven with stainless steel splashback and extractor chimney above. Spacious and modern with high gloss cabinets offset with wood effect work surfaces, part tiled walls above work surface areas and PVC clad ceiling with spotlights. There is a variety of wall, drawer and base units and a pantry style cupboard with shelving. Integrated appliances include a dishwasher and full height fridge and freezer. Modern wall radiator, under cabinet lighting and Oak flooring.

Access to W.C & Utility.



W.C 1.4m x 1.6m

Sliding door, heated towel rail, W.C, wash hand basin.

Utility 2.6m x 2.1m

A versatile room, although currently used as a utility with plumbing facilities this room is ideally situated for use as a sun room. Attractive views over the rear garden towards the woodland beyond.



Family Bathroom 2.4m x 1.9m

Bath with shower and side screen above, wet wall finish to bath area. WC, wash hand basin, tiled flooring and heated towel rail.

Bedroom—En-Suite 7.0m x 2.2m

Spacious room with dual aspect windows to the front elevation that provide great views. Two built in wardrobes, sufficient space for a seating area.



En-Suite 2.2m x 1.6m

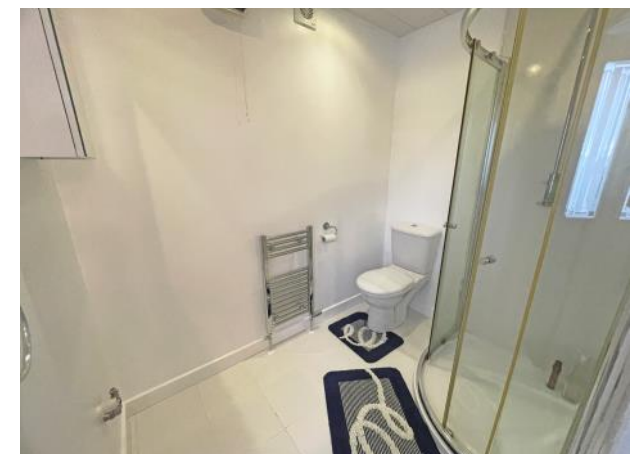
Corner shower cubicle with wet wall finish, WC, heated towel rail, PVC clad ceiling, downlights and tile flooring.

Bedroom 3.6m x 3.0m

Rear facing and double door built in wardrobe.

Bedroom 3.1m x 2.6m

Currently set up as a sitting room with attractive views towards a woodland setting.





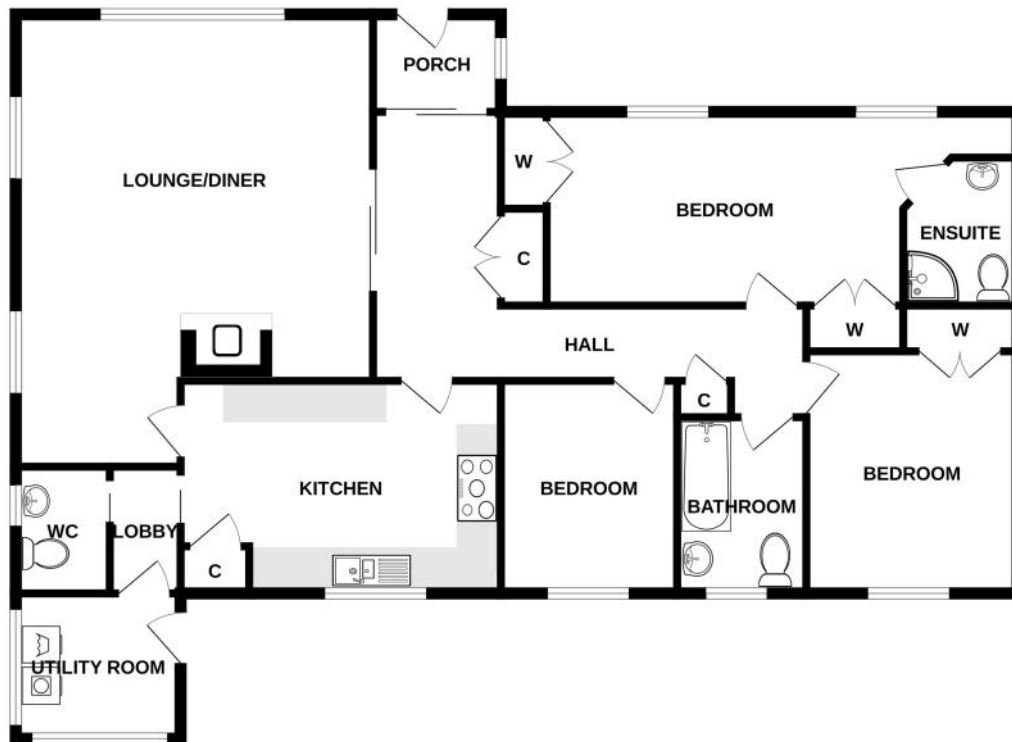
EXTERNAL

Gated access leads onto a long and recently laid (2023) decorative stone driveway. There is parking for approx 3 vehicles at the head of the drive. The frontage is predominantly grass with a working vegetable patch and fruit garden.

A raised patio to the front provides the opportunity to sit and soak up the stunning views and enjoy the wildlife that surrounds the property.

A newly laid flagstone path (2024) leads to the rear where there is further seating, The garden is predominately grass surrounded by mature trees and shrubs that border an attractive drystone wall that forms the boundary to the woodland beyond.

There is a large garden shed, an outside tap and two log stores.



This diagram (i.e. to include all diagrams shown) is not to scale and is not definitive. The diagram has not been prepared by this firm and is not to be founded upon. This plan is for illustrative purposes and should only be regarded as such by any interested party or prospective purchaser. All measurements have been taken at longest x widest points and are approximate.

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