

# GORTEN, 13 ANAHEILT, STRONTIAN, ARDNAMURCHAN PENINSULA



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



Charming, detached cottage set in approx. 3.24 acres of Croftland

Picturesque and elevated position with superb mountain and hillside views

Lounge-Diner / Kitchen / Bathroom / One Bedroom

Full planning permission to extend the cottage obtained in Sept 2022

New bathroom with under floor heating installed in 2022

New internal cottage style doors installed in 2022

Decking and Patio area

Deer fence erected in 2022

Village amenities within walking distance to include Restaurant/Bar

Tenure is Freehold / Tax Band B / EPR E-46

**OFFERS OVER:**  
**£225,000**



## DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring Gorten, 13 Anaheilt, Strontian to the market. The property spans approx. 35 sq m and enjoys an exceptional and elevated position within Anaheilt and boasts fabulous mountain and hillsides views.

In addition to its lovely surroundings and charm Gorten benefits from double glazing, a super modern bathroom installed in 2022 complete with underfloor heating, traditional cottage style Oak internal doors also installed in 2022 and is neutrally decorated through out to a good standard. The cottage is connected to mains water, mains electric with electric heating and drainage is to a private septic tank within the croftland.

There is full planning permission to extend the cottage accommodation, full details will be made available for any seriously interested prospective buyer.

This delightful cottage is nestled into the hillside and is surrounded by approximately 3.24 acres of croftland and has a decking and patio area.

Opposite the entrance to the cottage is a lovely riverside walk that takes just 10 minutes to get to the village of Strontian where there is a vibrant and active community.

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## DIRECTIONS: 13 ANAHEILT, STRONTIAN, PH36 4JA

**CORRAN FERRY DISRUPTION:** Due to the Corran Ferry not currently operating the following route is the alternative: From Fort William head North, at the Shell Roundabout turn left onto the A830. Continue passing through Corpach and Kinlocheil. Take the A861 junction for Strontian, continue passing the Corran Ferry. Continue for a further 12.5 miles passing through the village of Strontian and crossing over the River Bridge. Turn immediately right signed posted for Polloch. Proceed until reaching the small church on your right and Gorten is immediately opposite on the right.

## LOCATION/AMENITIES

The picturesque village of Strontian is situated along the A861, it is the main village in Sunart and lies on the north shore of Loch Sunart, close to the head of the Loch. Surrounded by some of the most breath-taking scenery in Scotland, Strontian is a perfect location for exploring the amazing landscape of the Ardnamurchan Peninsula.

The village has a good reputation as a holiday destination as there is a diverse range of activities available including mountain biking, fishing, an abundance of wildlife as well as mountain and forest track walks. The village has a range of amenities, including 2 well stocked local shops, hotels, post office, doctor's surgery, churches, primary school and secondary school. There is a bus service into Fort William.

Fort William is the nearest town which is approximately 20 miles away and is the main district town of Lochaber, known as the "Outdoor Capital of the UK". It is popular with those who enjoy stunning scenery, wildlife, walking and outdoor pursuits. There is a variety of shops, hotels and restaurants, tourist information centre, museum, library, there is a bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as the over night sleeper to London.

VIEWS FROM THE CROFTLAND



Accommodation: Kitchen-Diner, Lounge, Bedroom and Bathroom.

**KITCHEN-DINER 3.39m x 2.72m (11'01 x 8'11)**

Front facing with triple windows that affords the room with plenty of natural daylight and give lovely hillside and croftland views. There is a variety of wall, drawer and base units. Wood effect Vinyl flooring.



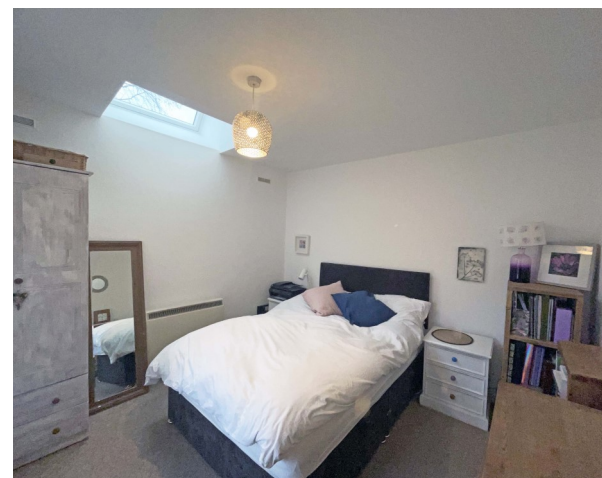
**LOUNGE 3.62m x 3.29m (11'10 x 10'09)**

Typical cottage style lounge that is warm and cosy with feature fireplace that has a free standing electric fire. The window has a deep cill that forms an ideal display shelf.



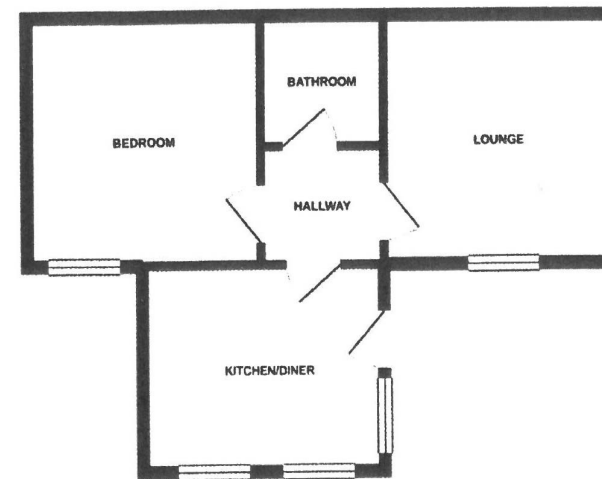
**BEDROOM 3.25m x 3.14m (11'03 x 10'07)**

Front facing room with Velux style window, quality carpet flooring. Hatch to loft.



**BATHROOM 1.70m x 1.70m (5'06 x 5'06)**

Beautiful modern bathroom installed in 2022. Comprising of bath with rainfall shower and side screen, W.C, Wash Hand Basin with stone effect sink on teak pedestal. Heated Towel Rail. Co-ordinated wall and floor tiles. Velux style window. Underfloor heating.





### EXTERNALLY:

The cottage sits in an elevated woodland position enjoying fabulous mountain views with Loch Sunart in the distance. A long tarmac drive provides access to the cottage and its surrounding croftland. The tarmac drive is private to Gortan and its croftland and not shared with any neighbouring properties. However, there is a planning application in place for the erection of a dwelling within the croft-grounds but additional to the areas stated in the schedule above. Details of the full planning application can be found on the Highland Council Planning Website under reference 22/01776/PIP. The cottages comes with is approx. 1.24 acre of croftland in -front of the cottage and a further 2 acres to the rear.

The best views are from the front of the cottage where there is parking for 2 vehicles and enclosed gated access to the garden patio and decking area. The outside area is mainly grass with a variety of woodland trees. It should be noted that a tree surgeon has inspected trees within the croft grounds, removed three and confirmed stability of those remaining. A deer fence was erected in 2022 and bounds the sides and front of the croftland.



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