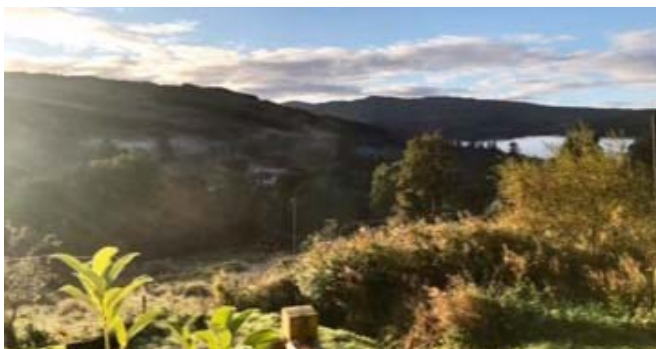


# GORTEN, 13 ANAHEILT, STRONTIAN, ARDNAMURCHAN PENINSULA



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



Charming, detached cottage set in approx. 3.80 acres of Croftland

Full planning permission to extend the cottage obtained in Sept 2022

Outline Planning Permission for a dwelling on the croftland

Picturesque and elevated position with superb mountain and hillside views

Lounge-Diner / Kitchen / Bathroom / One Bedroom

New bathroom with under floor heating, internal cottage style doors and deer fence in 2022

Decking and Patio area

Village amenities within walking distance to include Restaurant/Bar

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

**GUIDE PRICE:**  
**£280,000**



## DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring Gorten, 13 Anaheilt, Strontian to the market. This charming, detached cottage is set in 3.80 acres of picturesque croftland. Full planning permission to extend the cottage was obtained in Sept 2022 and outline planning permission for a new dwelling on the croftland. The property spans approx. 35sq m and enjoys an exceptional, elevated position within Anaheilt and boasts fabulous mountain and hillsides views. It should be noted that the extent of croftland and planning permissions have not been taken into account in the home reports brick & mortar valuation.

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 throughout 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 prospective buyer.

This delightful cottage is nestled into the hillside and is surrounded by approximately 3.8 acres of croftland incorporating outline planning permission for a detached dwelling. It should be noted that any prospective buyer may be required to decrofted the land prior to the erection of the dwelling. 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 and essential amenities.

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

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

From Fort William head South, until reaching the Corran Ferry (approx 8 miles). Take the ferry to Ardgour and turn left, continue until reaching signs for Strontian pass through the village 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.



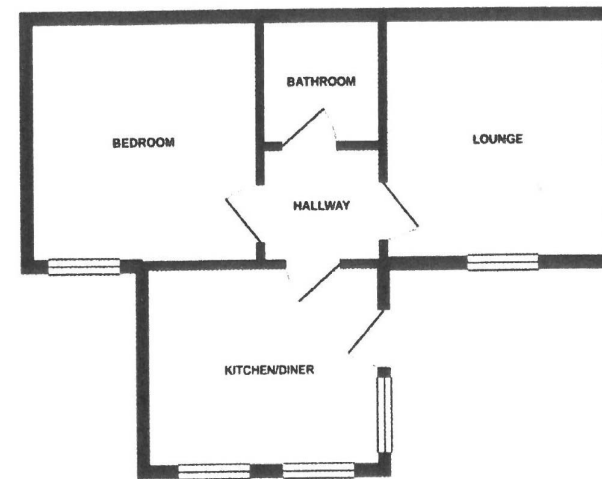
**BEDROOM 3.25m x 3.14m (11'03 x 10'07)**

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 3.8 acres of croftland. The tarmac drive is private to Gortan and its croftland and not shared with any neighbouring properties. There is planning for the erection of a dwelling at the entrance to the croft and should the next prospective buyer wish to develop details of the planning can be found on the Highland Council Planning Website under reference 22/01776/PIP. The prospective buyer may be required to decroft the land prior to the erection of any dwelling.

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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