

LAUNDRY COTTAGE, SHIELFOOT, ACHARACLE,

mcintyre & co
Solicitors & Estate Agents



Idyllic and scenic semi-rural location in woodland setting
Spacious living accommodation through-out
Lounge/Kitchen-Diner/Three bedrooms/Bathroom & W.C
Good storage to include large external Utility
Allocated parking space
Village amenities in Acharacle
Energy Performance Rating E-45 /Tenure is freehold
Current rateable value £3,300 (no current band rating)



GUIDE PRICE:
£220,000

DESCRIPTION

McIntyre & Company are delighted to bring Laundry Cottage to the market. This is a unique opportunity to purchase part of this former estate house that is full of character and charm and is believed to have been built in the 1800's when it was used for the estate workers. Laundry Cottage now forms a delightful 3 bedroomed family home that spans approximately 113sq m.

In addition to its beautiful surroundings the property benefits from double glazed sash sliding windows, electric heating system with thermostatically controlled radiators that are supplemented by a woodburning stove to the lounge, a large external utility room, some of the rooms have traditional cottage style internal doors and the house is fire safety compliant.

Tenure is freehold / Energy Performance Rating E-45

Current rateable value £3,300 there is no listed band rating at present. This is likely to be due to the property being registered as a self catering unit. It should be noted that the property is being marketed as a residential property.

Accommodation: ground floor: Entrance Porch, Lounge, Kitchen-Diner and W.C. First floor Three Bedrooms and Family Bathroom.

DIRECTIONS: Laundry Cottage, Shielfoot, Acharacle, PH36 4JZ

From Fort William head North on the A82, at the Shell/Distillery roundabout turn left onto the A830, continue through Glenfinnan until reaching the Lochailort junction and turn left onto the A861 passing through Roshven and Glenuig heading towards Acharacle. Cross over the Sheil Bridge and turn immediately right into Shielfoot. Take the 2nd left into The Square following the access to the right this will take you to the parking and Laundry Cottage. There is a sign outside the cottage and the access door is the middle door of 3 leading into the kitchen.

LOCATION/AMENITIES:

Situated in the idyllic and enviable location of Shielfoot, Acharacle at the west end of Loch Shiel. Set amidst some of the finest scenery on the West Coast of Scotland's, Ardnamurchan Peninsula surrounded by an abundance of wildlife, woodland, stunning mountain and hillside scenery and a short stroll to Loch Shiel.

Shielfoot, Acharacle is a semi-rural village which is very well equipped with amenities to include a large, well-stocked and licensed grocery shop, internet coffee shop, a hotel and restaurant that are all within walking distance from the property.

Shielfoot is located close to the glorious Kentra Bay, approximately 3.5 miles from the main village of Acharacle and provides the perfect base for exploring the area. There are lots of historic sites, beaches and castles nearby as well as it being accessible to the Isle of Mull.

There is an established and vibrant community, many of whom support and engage in various activities at the local Community Centre to include regular church luncheons, coffee mornings, craft fairs/producers' market and yoga. There is a well-respected and modern Eco-minimalism school, a nursery, several churches as well as bus connections to and from Fort William with connections to Glasgow and Inverness.



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.



ENTRANCE PORCH 1.64m x 1.55m (5'04' x 5'01')

Under stairs store cupboard and vinyl flooring.

LOUNGE 4.19m x 4.10m (13'09' x 13'05')

Feature wood-burning stove. Back to board flooring. Cupboard houses the water tank.

KITCHEN-DINER

Kitchen area 4.15m x 2.47m (13'07' x 8'01')

Lovely modern kitchen with a variety of drawer and base units to include an integrated oven and hob. Typical cottage style recessed windows with deep cills providing extra storage.

Diner area 3.05m x 2.88m (10' x 9'05')

W.C 2.36m x .96m (7'08' x 3'01')

W.C , wash hand basin with tiled splashback and tile flooring.

BEDROOM 1 4.25m x 4.10m (13'11' x 13'05')

Bright and spacious room with closed off fireplace, narrow cupboard with shelving, wall heater and carpet flooring.

BEDROOM 2 4.10m x 3.12m (13'05' x 10'02')

Another spacious room with feature fireplace, large cupboard with hanging rail and shelf, wall heater and carpet flooring.

BEDROOM 3 3.91m x 3.38m (12'09' x 11'01')

Feature fireplace, wall heater and carpet flooring.

FAMILY BATHROOM 2.77m x 1.86m (9' x 6'01')

Bath with shower over and marble effect wet wall, W.C, wash hand basin, heated towel rail, vinyl flooring, partially panel painted walls, shaver socket and extractor fan.

UTILITY ROOM 3.37m x 2.01m (11' x 6'07')

Large external utility with power, electricity and plumbing.

EXTERNALLY:

There is a parking space alongside the cottage but no actual garden ground with the exception of the hard standing immediately in front of the cottage. The access drive to the cottages is communal.

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