

RIVER COE LODGE, GLENCOE

mcintyre & co
Solicitors & Estate Agents



Set in desirable location on the fringe of Glencoe Village

Enjoying truly stunning views onto the River Coe, with further exceptional views of the surrounding mountain range of Stob Corrie Lochan, Nan Biden and the Pap of Glencoe

Well presented, semi detached family home with spacious living accommodation

3 bedrooms, 3 bathrooms, open plan style lounge-kitchen-diner

Substantial decking with brick built pizza oven and garden room

Double glazing / Oil fired heating / Various solid wood fixtures & fittings

Significant work shop with excellent storage / Off street parking

Fire safety compliant

Tenure is Freehold / Council Tax Band D / EPR D-63

OFFERS OVER
£340,000

DESCRIPTION:

McIntyre & Company are delighted to bring River Coe Lodge to the market. Situated in an enviable location and boasting a fabulous position in Glencoe with stunning, panoramic mountain and river views, River Coe Lodge enjoys an exceptional position. This idyllic and relatively private location is further complemented by the property itself which has been designed and built with careful thought to take full advantage of its position and views to form a superb family home.

This superb semi-detached 1.5 story home is in immaculate order both internally and externally and spans approximately 126sq m. Benefits include the supply of mains water, mains electric, double glazing, oil fired heating supplemented by an electric feature fire to the lounge, neutral décor through-out and substantial storage. There is a large decking area with access to the garden room and stone built pizza oven. This is an ideal spot to sit and take in the truly stunning views over River Coe, Stob Corrie Lochan, Nan Biden and the Pap of Glencoe. There is off street parking, a large timber workshop-garage with significant storage shelving and a timber shed.

All carpets, curtains, blinds and wooden shelving are included in the sale price. Some of the content may be available by separate negotiation.

ACCOMMODATION GROUND FLOOR: Entrance Porch, Inner Hallway, open-plan style Lounge-Kitchen-Diner, Shower Room, En-Suite Bedroom, Dressing room and Utility. **FIRST FLOOR:** Landing, Two Double Bedroom and Bathroom.

Tenure is Freehold

Council Tax Band D / Energy Performance Rating D-63

LOCATION/AMENITIES:

The picturesque village of Glencoe is situated just off the A82 main trunk road between Glasgow and Inverness. Surrounded by some of the most breath taking scenery in Scotland, Glencoe is a perfect location for exploring the amazing landscapes and has a reputation as a fantastic holiday destination to be enjoyed all year round.

With a diverse range of activities available nearby including water sports, mountain biking, fishing, golf and skiing as well as miles of mountain and forest tracks, surrounded by Munros and Corbetts, it is the perfect place for mountain walking.

Glencoe village has a museum, church with hall, pub and shop, there are further hotels, cafes and shops within easy reach as well as a bus service running through the village travelling north to Fort William and South to Glasgow.

DIRECTIONS: River Coe Lodge, Glencoe, PH49 4HP

From Fort William head South along the A82, passing the sign for Glencoe Village and the Mountain Rescue Hut. Continue along the A82 past the Petrol Station on your right and the large parking layby on the left. Access to River Coe Lodge is the 1st turn on the left after the layby and the 2nd property on the right with private parking opposite the properties entrance.





Porch 1.18m x 1.12m (3'10" x 3'08")

Entrance Hallway 2.21m x 1.96m (7'03" x 5'05")

Inner Hall 3.21m x 3.04m (10'06" x 1'02")

Open plan style lounge-kitchen-diner

Lounge area 4.77m x 4.08m (15'07" x 13'04") Kitchen-Diner area 4.78m x 3.13m (15'08" x 10'03")

Although not fully open plan the design of the room is a great entertaining space that has a low level wall separating the kitchen area from the lounge area with the dining area linking both. The lounge has large windows and a door that opens directly onto the decking and provides stunning mountain and river views. Solid wooden flooring through-out.

Bedroom 5.45m x 3.96m (17'10" x 12'11")

Substantial built in storage, access to dressing room and utility. Carpet flooring

En-suite 2.51m x 1.71m (8'02" x 5'07")

Bath with shower over, W.C, wash hand basin, fitted wall lights, shaver socket, extractor and solid wood bath panel. Tile flooring.

Dressing Area 4.06m x 1.76m (13'03" x 5'09")

Full height, glazed windows with stunning views that could be utilised as a study room. It should be noted that the room is not insulated.

Utility 1.79m x 1.71m (5'10" x 5'07")

Plumbing and electrics for white goods. Access to decking and garden.

G.F Shower Room 2.86m x 1.70m (9'04" x 5'07")

Spacious room with corner shower cubicle, W.C, wash hand basin and shaver socket. Tiled floor.



FIRST FLOOR:

With carpet flooring through-out the first floor and each of the bedrooms and the landing have fabulous mountain and river views.

Landing 4m x 1.76m (13'01" x 5'09")

With good useable space. Velux style window providing the landing with plenty of natural daylight. Storage cupboard houses the water tank.

Bedroom 4.47m x 3.88m (14'07" x 12'08")

Bedroom 5.13m x 2.47m (16'09" x 8'01")

Bathroom 2.62m x 2.06m (8'07" x 6'09")

Family bath room with shower over bath, W.C, wash hand basin, wooden bath panel and tiled flooring.

Measurements have been taken from the longest x widest points.





EXTERNALLY

A fabulous undefined garden that leads down to and overlooks the River Coe and its surrounding treeline and mountains. This idyllic garden has a cosy garden room and a large stone built pizza oven that both at a lower level from the raised decking area. The garden is predominately grassed with an area of raised planters, a pergola and a small water feature/pond. All surrounded by small plants and flowers.

There is a long driveway leading to the property that has pillared frontage and a decking area with seating.

At the side of the property is gated access leading to a lawned garden and an off road parking space although the main parking for the property is immediately opposite the entrance. There is an area of decorative stone chippings that provides parking for approx 3 vehicles. There is also a large detached Garage/Workshop with power, electric and substantial wooden storage.

Timber Shed and outside tap.

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