

MOSSVIEW (ORIGINAL CROFTING COTTAGE) KENTRA, ACHARACLE.

mcintyre & co
Solicitors & Estate Agents



A unique opportunity to purchase an original decrofted cottage with garden and croftland. Common Grazing may be available

Set amongst approx 4 acres of wild meadow with access onto the shores of Kentra Bay

Surrounded by loch, mountain & hillside scenery

Situated in a semi-rural hamlet just 2 miles from village amenities

Cottage style kitchen, spacious dining room with Aga, dual aspect sitting room, Two double bedrooms and ground floor family bathroom

Tenure is freehold / Council Tax Band D / EPR E-41

Mains electrics, mains drainage and private septic tank

Off-road parking for several vehicles

Partially built garage / derelict Byre / large shed-garage

Majority of the contents will be available by separate negotiation



GUIDE PRICE

£325,000

DISCRIPTION:

McIntyre & Company are delighted to bring Moss View to the market. A truly unique opportunity to purchase a character filled, stone built, original croft house in the Scottish Highlands. Situated in an idyllic and enviable location set amidst some of the finest scenery on the West Coast of Scotland's Ardnamurchan Peninsula.

Extending to approximately 4 acres this owner occupied croft appreciates stunning views towards Kentra Bay and is surrounded by wild meadow. The croft is registered, registration number is A0238 and there is common grazing that may be available to the next prospective buyer. On the croftland site is an old stone byre ruin and a static caravan (not liveable) that has a disconnected electricity supply.

The cottage and garden have been decrofted and within the garden is a large shed and a partially built garage.

The original crofting cottage is bright and airy with dual aspect windows in the majority of the rooms that provide plenty of natural daylight throughout. This well presented cottage is neutrally decorated with predominantly white wash or panel painted walls and comprises Two double bedrooms, a cottage style kitchen, spacious dining room with Aga, a delightful sitting room and a family bathroom on the ground floor. The cottage benefits from double glazing, cottage style internal doors and has electric heating.

The property is ideal for someone looking for a leisurely or proactive lifestyle but it should be noted that any prospective buyer will be required to follow crofting regulations for the none decrofted croftland regardless of their intentions for purpose. This land and cottage form an idyllic family home, or holiday retreat, as well as an excellent business opportunity for the buoyant holiday letting market.

LOCATION/AMENITIES:

The township of Kentra is a tranquil hamlet located on the edge of the beautiful Kentra Bay, just 2 miles from the village of Acharacle.

Surrounded by stunning mountain scenery and an abundance of wildlife with pine marten, otter, the majestic red deer, golden and white-tailed sea eagles all in the vicinity. The whole area is one of tiny beaches, rocky ribs and little coves and is located close to the west end of Loch Shiel. Fishing is available on the River Shiel (by permit) which is well known for its salmon and sea trout fishing. There are lots of historic sites, beaches and castles nearby as well as it being accessible to the Isle of Mull.

Kentra is primarily serviced by Acharacle a semi-rural village which is very well equipped with amenities to include a large, well-stocked and licensed grocery shop, garage, internet coffee shops, a hotel and restaurants.

Acharacle has 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.

DIRECTIONS: Moss View, Kentra, Acharacle, PH36 4LA

From Fort William town centre, head south on the A82 Fort William/Glasgow trunk road to the Corran Ferry at Ardgour. Cross by the ferry and travel west for 14 miles following the signs to Strontian. From Strontian continue along the public road for a further 9 miles to the village of Salen. From Salen continue a further 3 miles to the village of Acharacle. Drive through Acharacle and turn left taking the B8044 to Kentra and Ardtoe (signposted). Drive along the B8044 for approx 1 mile and the croft and cottage is situated on the left.

Entrance Hall

Tile effect vinyl flooring and storage heater.

Lounge 4.04m x 3.28m

Beautiful sitting room with dual aspect windows that provide plenty of natural daylight and lovely views towards Kenra Bay. Painted pine panel walls, feature fireplace with electric fire. Quality wood laminate flooring.



Kitchen 3.49m x 2.23m

Traditional cottage style kitchen overlooking the croft towards Kenra Bay. There is a variety of wall, drawer and base units, double oven with extractor chimney, double sink, tile flooring and access to the garden, patio and croft.



Dining Room 4.09m x 3.58m (7'10 x 4'09)

Spacious room that houses the Aga, there are Two store cupboard, one houses the water tank. Tile effect vinyl flooring.



Ground Floor Bathroom 3.48m x 2.24m

Bath with shower over, W.C, wash hand basin, heated towel rail, part tile and part painted panel walls and wood effect vinyl flooring.



FIRST FLOOR:

Both of the bedrooms have dual windows that provide fabulous views, a storage heater and carpet flooring.

Bedroom 1: 3.97m x 3.72m

Bedroom 2: 3.77m x 3.27m







EXTERNALLY

Extending to approximately 4 acres this owner occupied croft is registered, registration number is A0238. Common Grazing may be available to the next prospective buyer, rights cannot be transferred and therefore the next owner will be required to apply for themselves if common grazing is required. The current owners pay a fee of £2 per annum.

On the croftland site is a static caravan (not liveable) that has a disconnected electricity supply and there is an old stone byre ruin.

The cottage and garden have been decrofted and within the garden is a large shed and a partially built garage.

Mains electrics, mains drainage and private septic tank.



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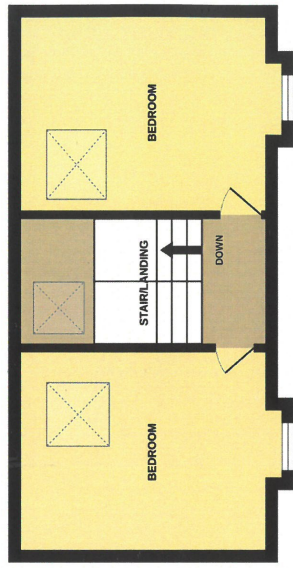
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1ST FLOOR



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.

GROUND FLOOR

