

HILL COTTAGE, AUCHTERAWE ROAD, FORT AUGUSTUS.

mcintyre & co
Solicitors & Estate Agents



A superb former Crofting Cottage set in approx 1.25 acres

Generous living accommodation with two double bedrooms

Extended around 1980 to form this superior two storey family home

Potential income subject to approvals

Significant timber framed workshop

beautifully presented

Open plan kitchen-diner with partially exposed original cottage walls.

Double Glazing

Oil fired heating supplemented by wood burning stoves

Off Street parking for in excess of 4 vehicles

A good Energy Performance Rating D:57 / Council Tax Band D

Surrounded by spectacular views that incorporate part of the Great Glen Way

A short walk to Fort Augustus Village

GUIDE PRICE
£370,000

DESCRIPTION

McIntyre & Company are delighted to bring Hill Cottage to the market.

Hill Cottage is a beautifully presented, detached former 1700s Crofting Cottage that was converted around the 1980s to form a stunning two storey home. The Cottage is set in approx 1.25 acres of landscaped garden and is situated in a tranquil spot above the village of Fort Augustus.

In addition to its spectacular setting benefits include Two, Swedish Pine Lodges that could provide an income opportunity subject to relevant approvals, further land to accommodate a third Lodge if desired and a huge timber framed workshop that has power, lighting and wall shelving. It should be noted that the Lodges were built to provide additional family space. Both Lodges are One bedroom with a small kitchenette (no oven/hob). They are in excellent condition and benefit from stunning views and a private decking/seating area to the front.

A feature of the Cottage is the original 2ft thick exposed stone walls that add to the character and charm of the cottage. Solid Oak flooring has been laid to the ground floor. At the rear of the Cottage is a modern and cosy sitting room with feature wood burning stove. The “L” shaped fitted kitchen-diner boasts an integrated double oven, hob and extractor chimney with stainless steel splashback. The room provides sufficient space to accommodate a dining table, chairs and a cosy seating area that provides warmth from a further woodburning stove. The sitting room stove is just 2yrs old. The property benefits from double glazing, oil fired heating supplemented by the wood burning stoves that heat up the entire Cottage during the Winter.

Some of the content can be made available by separate negotiation.

LOCATION/AMENITIES

Fort Augustus is ideally situated and within easy commuting of both Inverness (35 miles) and Fort William (33 miles). Although small, with around 700 residents, Fort Augustus is a busy and thriving town which is situated on the Caledonian Canal which joins Loch Ness. The Canal is an impressive 60 mile long flight of locks designed by the famous Civil Engineer, Thomas Telford and is a central spot within the village where you can watch yachts and canal boats pass by.

The town is a popular tourist destination with lots of attractions and amenities. These include a variety of shops, bars, restaurants, a village hall, a medical centre, convenience store, a petrol station with a well stocked grocery store and excellent primary and secondary schools. There is also a reliable bus service to and from Inverness and Fort William.

DIRECTIONS Hill Cottage , Auchterawe Rd, Fort Augustus , PH32 4BN

After passing the Fort Augustus petrol station, continue north towards Inverness, passing the main village car park. Turn left up the hill called Bunoich Brae/Jenkins Park. Pass the car park and go over the junction ahead Hill Cottage is situated just past the junction on the right hand side.

ACCOMODATION COMPRISES: **Ground floor,** Entrance Porch, W.C, Hallway, Kitchen-Diner, Sitting Room and Office. **First Floor,** Shower Room and Two Bedrooms.

Entrance Porch 2.77m x 2.15m

A spacious and bright entrance porch with PVC-u door and windows that sit on a low level wall. Built-in cupboards. Access to ground floor WC.

WC 2.15m x .89m

W.C with wash hand basin, extractor and plumbing for a washing machine, Storage and shelving.



Open-plan Kitchen-Diner

Kitchen area 5.52m x 2.27m / Dining area 4.68m x 3.43m

Spacious “L” shaped room with an attractive Cottage style fitted Kitchen that has an integrated double oven, hob with stainless steel splashback and an extractor chimney. There is a variety of matt finish cabinets with co-ordinated worktops and a breakfast bar. Feature wood burning stove with solid wood shelf above.



Office 2.28m x 1.98m

A beautiful space to work from with stunning views towards the Great Glen. Built in storage with shelving and cupboards. Access to the garden grounds.



Sitting room 4.33m x 3.45m

Spacious room enjoying fabulous views. An exposed stone feature wall with floating shelving. Wood burning stove that sits on a Caithness Slate Hearth with solid Wood Mantel over.



First Floor

Landing

Stairs with hand rails on each side. Quality fitted carpet flooring to the stairs and landing.

Bedroom 1 4.47m x 3.29m

Bright and spacious double room enjoying lovely views. Laminate flooring, radiator and built in cupboard with hanging rail and shelf.

Bedroom 2 4.94m x 3.27m

Another bright and spacious double room enjoying lovely views. Laminate flooring, radiator and built in cupboard with hanging rail and shelf.

Shower Room 3.16m x 1.74m

Shower cubical with wet wall finish. W.C and wash hand basin with vanity cupboard above. Downlights, heated towel rail and Engineered Hardwood flooring.

Access to the loft that is partially boarded and has lighting.



LODGE ONE

This Swedish Pine Lodge features high ceilings that create a warm & cosy ambience. Although slightly smaller than Lodge One it is finished and furnished to the same high standard and comes in the form of a completely open-plan room with a small kitchenette area, sleeping area and space for dining. There is a separate large and modern Shower room. It should be noted that there is no oven or hob to the kitchenette.

Framed decking with a seating area provide the ideal spot to soak up the sunshine and enjoy the wonderful views and wildlife that surround the Lodge.

Kitchenette 2.14m x 1.49m

With base unit, sink, drainer and breakfast bar with two chairs.

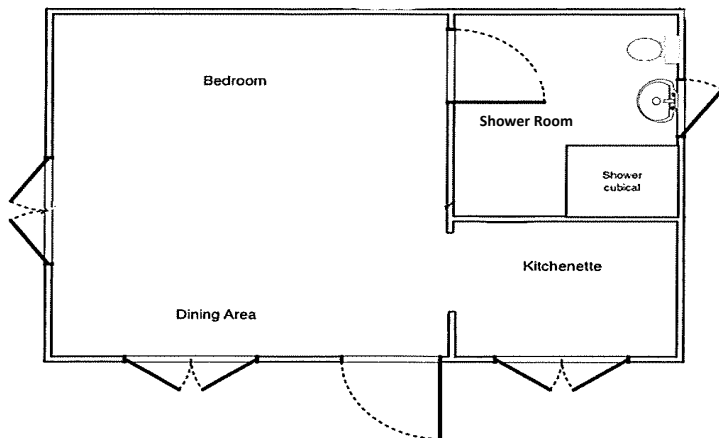
Dining & Bedroom area 3.83m x 3.37m

TV points, charging ports, beamed ceiling and radiator

Shower Room 1.98m x 1.95m

Spacious and modern, shower cubical with tiled walls, extractor and motion censored lights, heated towel rail, wood flooring and shaving sockets .

Energy Performance Rating D-66 / Spans approx 21 m sq.



LODGE TWO

This Swedish Pine Lodge features high ceilings that create a warm & cosy ambience. It is beautifully presented and comes in the form of an open-plan room with a small kitchenette. It should be noted that there is no oven or hob to the kitchenette. A bedroom and a superb modern shower room. The large windows invite plenty of natural day light to the room and French Doors provide beautiful hillside views. Framed decking with a seating area provide the ideal spot to soak up the sunshine and enjoy the wonderful views and wildlife that surround the Lodge.

Kitchenette-Dining area 3.82m x 3.56m

With base unit, sink, fridge and seating with a table and 2 chairs.

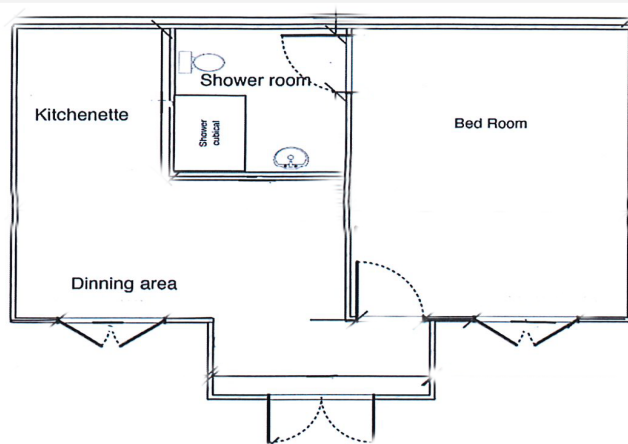
Bedroom 3.83m x 3.25m

Spacious and bright room has TV points, charging ports, beamed ceiling and radiator

Shower Room 1.98m x 1.95m

Spacious and modern, shower cubical with tiled walls, extractor and motion censored lights, heated towel rail, wood flooring and shaving sockets.

Energy Performance Rating D-65 / Spans approx 29 m sq.





WORKSHOP 12.32 m x 6.63m

A Fabulous “L” shaped workshop with lighting, windows some shelving and over head storage and concrete flooring.

Some of the content is available to purchase by separate negotiation. Amongst other item there is a sit on lawn mower.



EXTERNALLY

This delightful property sits in approximately 1¼ acre of grounds that are well tended and neatly kept with a variety of mature trees, shrubs, grasses and flowers throughout the grounds. This is a garden where you can sit and take in the beauty of the grounds and the wildlife it occupies.

A long driveway under ownership of the clients provides access to the property. Two other properties have a right of access. The front is relatively open with fenced sides forming the boundary. It is predominantly grassed with a feature rockery type planted area and a variety of trees, shrubs and flowers.

To one side of the garden is a discreet wild area that has a well tended access path that leads to gated access to the roadside. Virtually out of sight makes this the perfect spot to site a third Lodge if desired.

There is a large polytunnel and a greenhouse. Both Lodges and the large timber workshop are detached.



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