

SGEIR HORSGEAT, PORTUAIRK, NR KILCHOAN

SUPERB OPPORTUNITY TO PURCHASE COTTAGE WITH DECROFTED GARDEN, CROFTLAND AND COMMON GRAZING



KEY FEATURES

Rare opportunity to purchase a decrofted Cottage, Croftland and Common Grazing.

An extended, decrofted two bedroom original stone crofting cottage

Cottage set in approximately 0.24 acres of decrofted garden

Large Barn/Boat House within the decrofted garden grounds

Cottage and Croft totals approx 2.25 acres

Common grazings approximately 160 acres

Direct access to shoreline, ideal for launching small boats

Potential for additional dwelling with relevant permissions

Set in rural location with fabulous panoramic views towards the Cuillins on the Isle of Skye and the Small Isles of Eigg, Muck & Rum

Tenure is Freehold / Council Tax Band C / EPC F29

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

OFFERS OVER £225,000



DESCRIPTION

McIntyre & Company are delighted to bring Sgeir Horsgeat to the market. A truly unique opportunity to purchase an extended original stone built crofting cottage with surrounding croftland and common grazing. Situated in an idyllic and enviable location set amidst some of the finest scenery on the West Coast of Scotland's Ardnamurchan Peninsula.

The original stone built crofting cottage dates back to around 1909 and was extended around 2011. The decrofted cottage and garden occupies a generous plot (approx .0.24 acre) surrounded by approximately 2.25 acres that form Croft 82, the common grazing included in the sale price extend to a further 160 acres (approximately). The cottage has been owned and loved by the same family for 64 years appreciating the stunning views towards the Cuillins of Skye, the Small Isles, including Muck, Eigg, and Rum and the beauty of the surrounding croftland, rocky coves and volcanic outcrops.

Within the garden is a large detached Barn/Boat House and with direct access to the shoreline a boat is a must. A boat is available to purchase by separate negotiation with the vendors.

This charming cottage is well presented and in keeping with traditional crofting style and is neutrally decorated with predominantly white wash walls inside and out. There are two double bedrooms, a cosy cottage style kitchen and a delightful sitting room that benefits from under flooring heating and large windows to the front elevation that provide the stunning views. For ease of maintenance the flooring has been concreted and tiled through-out. The property is ideal for someone looking for a leisurely or proactive lifestyle and forms an idyllic family home or holiday retreat.

LOCATION/AMENITIES

Portuairk is a small, rural crofting Township on the Ardnamurchan Peninsula and is situated a short walk from the lovely sandy beaches of Sanna Bay and Bay MacNeil. Portuairk is an area of many sheltered coves flanked by rocky promontories and volcanic outcrops that affords some of the finest views. This is a perfect destination for those seeking peace, natural beauty and a tranquil setting that boasts white sandy beaches and clear blue waters.

Nearby Kilchoan is the most Westerly Village on the Ardnamurchan Peninsula which has some of the most spectacular scenery in Scotland surrounded by rugged mountains, sea lochs, coastlines and sandy beaches as well as an abundance of wildlife with the majestic red deer, golden and white-tailed sea eagles all in the vicinity. The landscape is ideal for hill and coastal walking, with walks to the summit of Ben Hiant which reaches to just 528m the highest point on the western end of the peninsula providing superb views. Other places of interest are the beautiful coastline of Sanna Bay and the Ardnamurchan Lighthouse. The Lighthouse is a 19th century listed Lighthouse that towers some 36 metres. For the energetic, you can climb to the top of the tower or visit the Foghorn Engine room. The point provides some spectacular views where Dolphin, Porpoise and Minke Whale are regularly seen. There are free toilets, free parking and a café with gift shop.

Although Kilchoan is a remote setting, amenities in the village include a Hotel with bar and restaurant, a church, café, community centre and primary school. There are plans for a community owned shop with post office, and petrol station with EV charging point.

There are amenities and schools in Acharacle approximately 20 miles away, a daily bus service operates to Fort William. There are regular sailings to Tobermory on the Isle of Mull which has a Co-operative supermarket, excellent local restaurants and a dentist. The town of Oban is within reach of Kilchoan and offers further amenities and access to the Islands via the ferry terminal. There is a daily bus service that operates to Fort William.

DIRECTIONS Sgeir Horsgeat, Portuairk, Nr Kilchoan, PH36 4LN

From the Corran Ferry to Ardgour turn left onto the A861. At the Salen junction bear left onto the B0087 for approx 20 miles heading towards Kilchoan. Just after the Kilchoan Hotel turn right towards Portuairk. Continue ahead passing the sign for the Ardnamurchan Lighthouse, at the foot of the hill after entering Portuairk bear left, passing Askival. Sgeir Horsgeat is on the right just before the phone/letter box.





INNER HALLWAY 3.12m x 2.12m

Modern high performance Nordan door with side panel provides access. Fully tiled flooring co-ordinated with the lounge. Access door to the side of the cottage, garden and croft.

LOUNGE 5.65m x 3.36m

A beautiful extension to the original crofting cottage built with both light and views in mind. Feature windows to the front elevation provides spectacular views towards the Cuillins of Skye and to the Small Isles. Raised feature electric fire, spot lights and tiled floor with underfloor heating.



KITCHEN 3.68m x 2.74m

Cosy cottage style kitchen with views over the front garden and to the hillside beyond. Front facing with a variety of wall, drawer and base units. Double sink and tiled floor. Mains pressure hot water cylinder.



FAMILY BATHROOM 2.43m x 1.67m

Comprises, bath with shower over and folding side screen. W.C, wash and hand basin. Predominantly tiled walls, heated towel rail and tiled flooring.

BEDROOM 1 3.62m x 3.28m

BEDROOM 2 3.53m x 3.37m

Each bedroom has two windows each providing fabulous views, one is a modern PVCu and the other a traditional cottage sash style window.

Tiled flooring runs through-out the rear hall and bedrooms.

UTILITY/STORAGE 2.36m x 2.02m

Spacious area ideal for utility and storage. Access to rear garden and croft.



EXTERNALLY

The garden benefits from an attractive outlook to the north over the foreshore with direct access to the sea. The cottage and garden have been decrofted and within the garden is a large detached stone built Barn/Boat House. It should be noted that the barn/boat house is not currently empty, however all content will be removed prior to sale and the boat is available to purchase under separate negotiation with the owners.

The garden is bounded by gated access and post and wire fence. There is rough but neatly kept grass with a small variety of shrubs/trees, a patio, a stone-built BBQ and various areas of seating for the benefit of enjoying the panoramic views.

Common Grazing area extending to approx 160 acres also included in the sale price.

Miscellaneous

Double glazing, mains water, mains electricity, private septic tank situated on croft, partial electric heating and external electricity supply.

Majority of the furniture is included in the sale price.

The subject of sale are registered in the Land Register of Scotland under Title Number ARG2694



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