

Abriachan Property For Sale



West Tomachoin
Offers over £435,000

PLEASE NOTE THAT ALL DETAILS BELOW ARE WRITTEN IN GOOD FAITH, BUT DO NOT FORM ANY SORT OF CONTRACT. MEASUREMENTS ARE APPROXIMATE (FEET AND INCHES).



THIS PROPERTY IS FOR SALE FOR OFFERS OVER £450,000.

- 1) A House, Barn and Bungalow plus land.
- 2) A plot of land with outline planning permission for a walkers pit stop and Domatrics/B&B with Managers accomadation.
- 1) The House, Barn and Bungalow with land.
The House, Barn and Bungalow come together and are rated as one dwelling.

Over the past 20 years this property has been rebuilt and renovated from a ruin in stages. It is now a detached house with an attached barn, and a detached bungalow.

THE HOUSE AND BARN.

Downstairs:

Entry is through a closed porch (useful for wellies, shopping bags and airing cloths in the sun!) 4.10 x 6.8

Through the front door into the hallway, which has leading off it: A reception room 12.6 x 13.6 (at present used as a bedroom) with a chimney, but no fireplace. Window to the front of the house.

A bathroom – 6.2 x 9.2 - recently re-tiled and with a new suite consisting of a bath with shower (supplied from the hot water tank), basin and wc. There is also a fan heater on the wall.



Window to the back of the house.

Under-stairs cupboard - entry to, with another entry from the living room – great for getting to things that have been shoved to the back!

The 2nd Reception room/lounge –13.3 x 12.10 This has an open fire-place with a back boiler, which can either supply the central heating or work with the oil boiler. Windows to back and front of house. From here there is a door to:

The Kitchen-diner – 14.2 x 14.2 The units and appliances have been replaced in the last 3 years, (Magnet supplied the units and installed the kitchen) The oil central heating and radiators were all installed within the last 3 years too. The hob uses bottled gas, there is an overhead extractor. The oven is an electric fan type. The tiling was also replaced. There are windows front, back and to the side. At the back there is a door leading to:

The back porch/utility room – 11 x 6.5 this leads to the back of house and outside. It has plumbing and venting for a washing machine and tumble dryer.

MOVING back through to the Living Room there is a: Staircase – leading to the 1st floor. Here there is:

Bedroom 1 – 9.4 x 12.9 a double with Velux windows to back and front.

A shower room – 6.11 x 5.7 with electric shower in a cubicle, WC and basin with electric water heater, and an heater on the wall, and an extractor fan.

Bedroom 3 – 11.1 x 5.0 - this is a long room at present used as an of- fice, with book shelves and work surface and Velux window to the back. In the corridor there is a Water tank cupboard – with wooden doors.

Bedroom 2 – 9.6 x 11.4 a double room, with Velux to the front and a wash-hand basin with electric water heater.

All rooms, hall and corridors have radiators in. Windows are wooden framed, double glazed and lockable. The porches do not have heating and are wooden with single glazing.

Attached to the house is a Barn. This has not been renovated but is serviceable and so useful for storage. It could make a self catering unit/ granny accommodation / games-family room subject to planning.

At present there is the foundation of a garage beside the barn.





The Bungalow

This was completely converted/renovated from a steading in the last 5 years. It consists of:

Front door: glass/wood with double glazing and multi-lever locking mechanism.

Kitchen and Living room – 20.3 x 11.9 The kitchen is a Space kitchen and was new when the renovations where completed. It has never been cooked in. It has a ceramic electric hob, fan oven and overhead extractor. The Living Room has French doors leading to a paved area. There are windows facing the front, back and side of this room, giving a panoramic view of the surrounding land, courtyard and wildlife. The Oil central heating (boiler and radiators in all rooms and corridor) was new in the last 4 years.



Shower room – 4.8 x 5.6 (plus the shower cubicle.) This has never been used. A large shower (Runs off the hot water system) cubicle with basin and wc. New tiling. Extractor fan.

2nd Bedroom – 9.8 x 10.3 Double with windows to the rear of the bungalow. A built in cupboard makes a wardrobe.

1st Bedroom – 9.9 x 11.11 With ensuite bathroom. This room has fully fitted wardrobes and cupboards. With windows to the front and rear of the building.

The bathroom – 8.6 x 4.6 is fully tiled and has a sit-in, side opening bath with shower attachment, basin, wc and extractor fan. There is a window to the rear of the bungalow.

Roof Space – This runs the full length of the bungalow and is accessed by a wooden staircase on the outside end of the house. This is mostly floored, has lighting and power, it easily accessible, great for storage.

We have obtained outline planning permission to build a pitstop and B&B/hostel for walkers along the Great Glen Way with Managers accomadation. . We have surveys and reports from the Rangers of the GGW which indicate that there is a need for this facility. There is



none such between Drumnadrochit and Inverness which is a distance of approximately 18 miles.

Planning for new buildings in Abriachan is very hard to get. This build can include "managers accommodation", showers, wcs, reception/café, dormatrics, B&B, firstaid/therapies (e.g. massage/reflexology for tired backs and feet!!). As this is outline planning the details would really be up to the new owner, and could be built in stages. The land is available for seperate offers to the property - Offers over £75,000

The house and bungalow are set well back from the road, and have areas of great privacy. There is a gravelled courtyard between the house and bungalow, and is reached by a bending drive from the road. The property is surrounded by trees on 3 sides.

The area for the pitstop is in the far corner away from the house and bungalow yet near to the route of the walkers so is convenient for the walkers, but need not impinge on the privacy of the house.