



## Tigh Liza

197 Arivegaig, Acharacle, PH36 4LE

Guide Price £350,000

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PROPERTY

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# Tigh Liza

197 Arivegaig, Acharacle, PH36 4LE

Tigh Liza is traditional, detached modern Crofters Cottage situated amongst magnificent & breathtaking landscape in picturesque Arivegaig, which lies just outside of Acharacle. Set within mature garden ground & Croftland extending to approximately 4.2 acres (1.7065 hectares), together with stables and large agricultural shed, it would make a wonderful family home.

Special attention is drawn to the following:-

## Key Features

- Charming detached Cottage in a rural location
- 4 acres of owner occupied Croftland
- Recently renovated to a high standard
- Conservatory, Hallway, Lounge, Dining Room
- Bathroom, Upper Landing, 2 double Bedrooms
- Excellent storage throughout including Loft
- White goods included in sale
- Contents available under negotiation
- Oil heating & solid fuel fire in Lounge
- Sizeable garden surrounding property & Croftland
- Development opportunity within grounds
- Stables and large metal shed
- Ample private parking
- Wonderful family home
- No onward chain
- Fantastic lifestyle opportunity





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The lower accommodation comprises of the Conservatory, open-plan Hallway/Dining Room, Lounge, Kitchen and Bathroom.

The upper level comprises of the Upper Landing, storage cupboard and 2 double Bedrooms both with built-in wardrobes.

In addition to its tranquil location, Tigh Liza is in walk-in condition and benefits from double glazed windows & oil fired central heating with a new boiler installed in November 2024.

### ARIVEGAIG

Arivegaig is a small crofting community which is formed around the beautiful Kentra Bay. This area is the perfect place to explore the rugged beauty of the Ardnamurchan Peninsula. The Singing Sands and Ardtoe Beach are all within easy reach. There is an abundance of wildlife in the area to include Pine Martens, Buzzards and Golden Eagles on the mainland & Seals, Dolphin & Whales in the offshore waters. Tigh Liza is adjacent to an SSSI (Site of Special Scientific Interest) due to its wild flowers and spectacular mosses.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

### APPROACH

Via the enclosed gated front garden, up the private driveway to the parking area and entrance at the front into the Conservatory or at the rear into the Kitchen.

### CONSERVATORY 3m x 2.3m

With external patio doors to the side elevation, wrap around windows maximizing the stunning countryside views, radiator, tiled flooring and door leading in to the Hallway.

### HALLWAY/DINING ROOM 5.6m 3,8m (max)

Bright open-plan room with wooden stairs rising to the first floor, window to the front elevation with fine open countryside views, radiator, laminate flooring and doors leading to the Lounge and Bathroom.

### LOUNGE 3.8m x 3.3m

With window to the front elevation taking advantage of the tranquil views, solid fuel stove set in an attractive surround with a tiled hearth, radiator, laminate flooring and door leading to the Kitchen.

### KITCHEN 2.7m x 2.1m

With dual aspect windows to the side & rear elevations, base & wall mounted units, complementary work surfaces over, electric cooker, stainless steel sink & drainer, freestanding fridge/freezer, washing machine, partly tiled walls, laminate flooring and external door leading to the rear garden and parking area.





**BATHROOM** 2.5m x 1.7m

With white suite comprising shower enclosure, bath, WC & wash basin, window to the rear elevation, radiator, partly tiled walls and tiled flooring.

**UPPER LANDING**

With Velux window to the rear elevation, large storage cupboard housing the hot water tank, fitted carpet and doors leading to both Bedrooms.

**BEDROOM ONE** 3.8m x 3.8m

With window to the front elevation with views over Kentra Bay, Velux window to the rear elevation, original cast iron fireplace, built-in wardrobe, radiator and fitted carpet.

**BEDROOM TWO** 3.8m x 3.3m (max)

With window to the front elevation with lovely views, Velux windows to the rear elevation, built-in wardrobe, radiator and fitted carpet.

**GARDEN**

The immediate garden grounds surrounding the property extend to approximately 1 acre, with approximately 3 further acres of owner occupied Croftland. New fencing & gates were erected in 2023. The immediate garden grounds are laid mainly with grass and planted with mature trees, shrubs, bushes & seasonal plants. There are gravelled areas providing ample parking for several vehicles. There is a large metal agricultural shed and stables.

**CROFTING**

Tigh Liza is registered on The Croft Registration under Croft Number C7796 and Crofting Commission Number A0207. Full details can be found via this link [Register of Crofts | Crofting Commission](#)



# Tigh Liza, Arivegaig



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*

## GENERAL INFORMATION

**Services:** Mains water & electricity  
Drainage to private septic tank

**Council Tax:** Band E    **EPC Rating:** D59

**Local Authority:** Highland Council.

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.



## LOCATION

This area is renowned for its beauty, surrounded by mountains, wonderful white sandy beaches and has an abundance of wildlife. This is the perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities. Ferries to the Isle of Skye and the Outer Hebrides can be found in Mallaig and a ferry to Tobermory on the Isle of Mull sails from Kilchoan. The village of Acharacle, has a wide range of amenities including a hotel, village shop with post office, tearooms, doctor's surgery, churches and a primary school.

## DIRECTIONS

From Fort William on A82 North turn left onto A830 signposted for Mallaig. Continue to Lochailort, turn left onto A861. Continue on this road for 17 miles. Cross over the bridge at River Shiel. Take second right signposted for Ardtree. Continue ahead for approx. 1 mile, Turn left where signposted to Arivegaig. Continue ahead, right turn before the bridge. Tigh Liza is the 4<sup>th</sup> property along on the right hand side. Acharacle and take the left fork at the Church, and left again signposted to Ardtree. Or if travelling from Glasgow on A82 North cross on the Corran Ferry over to Ardgour. Turn left once over the ferry and continue through Strontian, passing through Acharacle Village and take the left fork at the Church and left again signposted to Ardtree, then continue as above..

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

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