



## Torcastle Lodge

Banavie, Fort William, PH33 7PB

Guide Price £625,000

**Fiuran**  
PROPERTY

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Banavie, Fort William, PH33 7PB

Torcastle Lodge is a superior detached Villa set in approximately 1.4 acres of private garden. Situated in an elevated south facing position above The River Lochy and with panoramic views towards Ben Nevis, the Grey Corries and Aonach Mor. Located in the semi-rural & much sought after community of Banavie, it would make a superb family home, idyllic Holiday Home or a wonderful buy-to-let investment.

Special attention is drawn to the following:-

## Key Features

- Stunning detached Villa with 5 Bedrooms
- Spectacular views towards Ben Nevis
- Tranquil & semi-rural location
- Beautifully presented, in walk-in condition
- Entrance Hall, Hallway, Kitchen/Diner
- Lounge with open fire, WC, Utility Room
- 3 ground floor Bedrooms (2 with En Suite)
- Spacious Upper Landing, family Bathroom
- 2 upper level Bedrooms (1 with Balcony & En Suite)
- Excellent storage throughout
- Attractive open fire in Lounge
- Oil central heating (underfloor to ground floor)
- Extensive private mature garden grounds
- Hot tub & covered barbecue dining area
- Integral Garage, Summerhouse and log store
- Spacious gravelled driveway
- Ample parking for multiple vehicles
- Superb family home with no onward chain
- Ideal buy-to-let investment
- Only 10 minutes' commute to Fort William



Torcastle Lodge is a superior detached Villa set in approximately 1.4 acres of private garden. Situated in an elevated south facing position above the River Lochy and with panoramic views towards Ben Nevis, the Grey Corries and Aonach Mor. Located in the semi-rural & much sought after community of Banavie, it would make a superb family home, idyllic Holiday Home or a wonderful buy-to-let investment.

The lower accommodation comprises of the entrance Hall, spacious Hallway, open-plan Kitchen/Diner, bright Lounge, WC, Utility Room, 3 Bedrooms (2 with En Suite Shower Rooms & all with built-in wardrobes) and integral Garage.

The first floor accommodation consists of the generous Upper Landing, 2 double Bedrooms (1 with En Suite Bathroom & both with built-in wardrobes), and family Bathroom.

In addition to its picturesque location, Torcastle Lodge was built to maximize the breathtaking countryside views. The property is in walk-in condition & benefits from double glazed windows & doors and oil fired central heating with underfloor heating to the ground floor.

Externally, there is a mature enclosed garden surrounding the property, a perfect suntrap area to enjoy the amazing views. There is a timber Summerhouse & log store. The gravelled driveway provides ample private parking for multiple vehicles.

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

#### **APPROACH**

Via the gravelled driveway at the front of the property and entrance at the front into the Hall.

#### **ENTRANCE HALL** 3m x 1.6m (inc. cupboard)

With external door to the front elevation, large built-in cupboard with double sliding doors, tiled flooring and door leading to the Hallway.

#### **HALLWAY** 6.3m x 3.1m (max)

L-shaped with carpeted stairs rising to the first floor, under stairs storage cupboard housing the underfloor heating system, further storage cupboard housing the hot water tank, windows to the side & rear elevations, tiled flooring and doors leading to the Kitchen/Diner, WC, Utility Room and all 3 ground floor Bedrooms.

#### **KITCHEN** 6.2m x 5.2m (inc. Diner)

Open-plan to the Diner and fitted with a range of modern base & wall mounted units, complementary work surfaces over, centre island with breakfast bar, sink & drainer, electric double oven, LPG hob with stainless steel extractor hood over, dishwasher, space for freestanding fridge/freezer, windows to the front elevation and tiled flooring.

#### **DINER** 6.2m x 5.2m (inc. Kitchen)

Open-plan to the Kitchen with sliding patio doors to the rear elevation leading out to the garden and barbecue area and framing the views of Ben Nevis, dual aspect windows to the rear & side elevations, ample space for a large dining table, tiled flooring and semi-open to the Lounge.

#### **LOUNGE** 5.3m x 4.8m

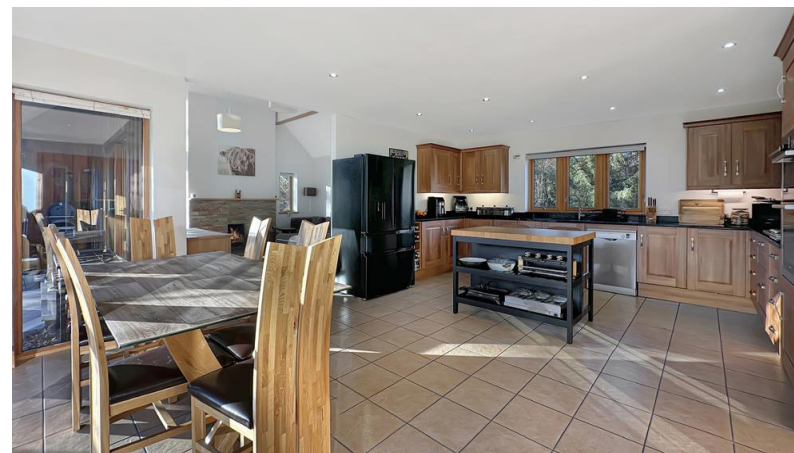
With 2 windows to the side elevation, traditional open fire set in an attractive surround, tiled flooring and sliding patio doors leading out to the rear garden.

#### **WC** 2.3m x 1.6m

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

#### **UTILITY ROOM** 2.7m x 2.6m

Fitted with a base unit, complementary work surfaces over, stainless steel sink & drainer, plumbing for washing machine, space for tumble dryer, ceiling Pulleymaid clothes airer, windows to the front elevation, tiled flooring, internal door leading to the integral Garage and external door leading to the rear garden.



**BEDROOM ONE** 3.5m x 2.2m

With window to the front elevation, built-in wardrobe and wooden flooring.

**BEDROOM TWO** 4.8m x 3.2m

With window to the side elevation, built-in wardrobe with sliding doors, wooden flooring and door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 1.5m x 1.5m

With white suite comprising shower cubicle, wash basin & WC, heated towel rail, partly tiled walls, frosted window to the side elevation and tiled flooring.

**BEDROOM THREE** 4.8m x 3.2m

With window to the rear elevation with views towards Ben Nevis & surrounding countryside, built-in wardrobe with sliding doors, wooden flooring and door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 1.5m x 1.5m

With white suite comprising shower cubicle, wash basin & WC, heated towel rail and tiled flooring.

**UPPER LANDING** 4.8m x 3.8m (max)

With 2 Velux windows to the front elevation, stylish balustrade, radiator, fitted carpet and doors leading to both upper level Bedrooms and the family Bathroom.

**BEDROOM FOUR** 4.8m x 4.6m

With window to the front elevation, built-in wardrobe with sliding doors, radiator and fitted carpet.

**FAMILY BATHROOM** 2.9m x 1.8m

With white suite comprising bath with shower over, WC & wash basin, heated towel rail, partly tiled walls, Velux window to the front elevation and tiled flooring.

**BEDROOM FIVE** 5.8m x 4.8m (max)

With patio doors to the rear elevation opening out onto the Balcony with impressive views towards Ben Nevis and over the River Lochy, built-in wardrobe with sliding doors, 2 Velux windows to the side elevation, radiator, fitted carpet and door leading to the En Suite Shower Room.



### EN SUITE SHOWER ROOM 2.3m x 2.2m

With white suite comprising shower cubicle, wash basin & WC, heated towel rail, Velux window to the side elevation and tiled flooring.

### GARAGE 5.9m x 4.7m

With up & over electric door to the front elevation, window to the rear elevation, power, lighting, concrete flooring and internal door leading to the Utility Room.

### GARDEN

The extensive private garden grounds surround the property and extend to approximately 1.4 acres offering the most incredible mountain and countryside views. There is an area of woodland to the front of the property which may offer further development potential (subject to the relevant planning consents). The gravelled driveway provides ample parking for multiple vehicles. The side & rear gardens are laid mainly with grass bounded by fencing, mature trees, shrubs & bushes. The rear garden is the perfect place for garden furniture (garden furniture available under separate negotiation), dining al fresco or for just enjoying the rural peace, tranquility and surrounding scenery. The rear garden includes the hot tub. The side garden houses a timber Summerhouse and a log store.

### BANAVIE

Banavie is a small community situated on the banks of the Caledonian Canal. The canal passes through Banavie, before ascending Neptune's Staircase, the longest staircase of locks in the United Kingdom. The scenery around Banavie is exceptional with Ben Nevis dominant in the skyline. While this area offers a quiet, rural location, it is only 10 minutes drive from Fort William.

### FORT WILLIAM

Steeped in history, Fort William is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. The area is the Outdoor Capital of the UK and attracts visitors all year round. There are bus and train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.



# Torcastle Lodge, Banavie



*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 electricity & water.  
LPG bottles for gas hob. Private septic tank.

**Council Tax:** Band F

**EPC Rating:** C74

**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.



Boundary Plan as per Registers of Scotland

## DIRECTIONS

From Fort William town centre, head north on the A82 for around 3 miles. Take the first turning left at the roundabout sign posted A830 Mallaig. Continue past Lochaber High School and the Police Station and cross over the bridge at the Caledonian Canal. Turn immediately right on to the B8004 signposted for Banavie & Gairloch. Follow this road ahead for approximately 2 miles. At Muirshearlich take a turning right immediately after Seangan Croft, signed posted with a private road sign. Continue ahead, take the right hand fork down the hill and drive through the tunnel which passes under the Caledonian Canal and the River Lochy (please note that the tunnel is accessible with a car or a standard transit van but attention is drawn to consideration to roof boxes & car roof bike racks). Continue ahead to the end of the road, bearing right, then left following the driveway at Torcastle Lodge.

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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