



Taigh Iolair Mhara

Sallachan, Clovullin, Ardgour, Fort William, PH33 7AB

Guide Price £425,000

Fiuran
PROPERTY

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With breathtaking, unrestricted views across Loch Linnhe and beyond, Taigh Iolair Mhara is an immaculately presented south facing detached home. Located in the picturesque rural hamlet of Sallachan near Ardgour with garden grounds extending to approximately 0.5 acre and with detached Summerhouse/Studio, it would make a superb family home, an idyllic holiday home or a wonderful buy-to-let investment.

Special attention is drawn to the following: -

Key Features

- Beautiful, detached House
- Spectacular views over Loch Linnhe
- Stunning, peaceful and rural location
- Porch, Hallway, open plan Lounge/Kitchen/Diner
- Utility Room, Shower Room, ground floor Bedroom
- Upper Landing, 2 further Bedroom and Bathroom
- Air source central heating system
- Underfloor heating to ground floor
- Triple glazed windows throughout
- Energy Performance Certificate - C79
- Extensive grounds surrounding the property
- Detached Summerhouse/Studio with power
- Driveway & parking for several vehicles
- Full planning granted for Garage & unit above
- Wonderful family home
- Fantastic lifestyle opportunity



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The spacious lower accommodation comprises the entrance Porch, Hallway, open-plan Lounge/Kitchen/Diner, Utility Room, Shower Room and Double Bedroom.

The upper level offers the bright Upper Landing 2 further double Bedrooms and the family Bathroom.

In addition to its stunning location, Taigh Iolair Mhara has been designed to maximise the superb views from every window. The build was completed in 2024 and was finished to a very high standard by local builders (DMD Construction Ltd), benefiting from Air Source central heating with underfloor heating to the ground floor with an EPC Rating of C79 and has triple glazing. Externally, the generous garden grounds are enclosed and offer the new owners a blank canvas to design as they wish.

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

APPROACH

Via the gravelled driveway and entrance at the rear into the Porch.

PORCH 2m x 1.7m

With external door to the side elevation, underfloor heating, porcelain tile flooring and door leading to the Hallway.

HALLWAY 4.8m x 1.1m

With underfloor heating, large walk-in cupboard with power, lighting & plumbing, porcelain tile flooring, doors leading to Bedroom One, Shower Room & the Utility Room and semi-open plan to the Kitchen.

KITCHEN/DINER 7.1m x 4.8m (inc. Lounge)

Open plan to the Diner & Lounge with carpeted stairs rising to the first floor, storage cupboard housing the underfloor heating controls, fitted with a range of base units, complementary surfaces over, built-in electric oven & microwave, electric hob, sink & drainer, integrated dishwasher, space for freestanding fridge/freezer, ample space for dining furniture, 2 windows to the rear elevation, underfloor heating and porcelain tile flooring.

LOUNGE

Open plan the Kitchen/Diner with picture windows to the front, side & rear elevations with spectacular views towards the loch & mountains beyond, vaulted ceiling, underfloor heating and porcelain tile flooring.



UTILITY ROOM 2.2m x 1.9m

Fitted base units, complementary surfaces over, steel sink & drainer, plumbing for washing machine, space for tumble dryer, hot water tank, 2 windows to the rear elevation, underfloor heating and porcelain tile flooring.

SHOWER ROOM 2.1m x 1.9m

With white suite comprising walk-in shower enclosure, wash basin & WC, window to the rear elevation, underfloor heating and porcelain tile flooring.

BEDROOM ONE 3.6m x 3.5m (max)

With sliding patio doors to the front elevation with gorgeous loch & mountain views, underfloor heating and porcelain tile flooring.

UPPER LANDING 2.6m x 2.1m

With window to the rear elevation with mountain views, radiator, fitted carpet and doors leading to the upper-level Bedrooms and the family Bathroom.

BEDROOM TWO 4.3m x 3.6m

With dual aspect windows to the side & rear elevation, radiator and fitted carpet.

BEDROOM THREE 4.3m x 3.8m

With window to the rear elevation, radiator and fitted carpet.

BATHROOM 2m x 1.7m

With white suite comprising bath, wash basin set in a vanity unit, WC, heated towel rail and porcelain tile flooring.



SUMMERHOUSE/STUDIO 5.2m x 3m

With double external doors to the front elevation, windows to each side & front elevations, power, lighting and plumbing.

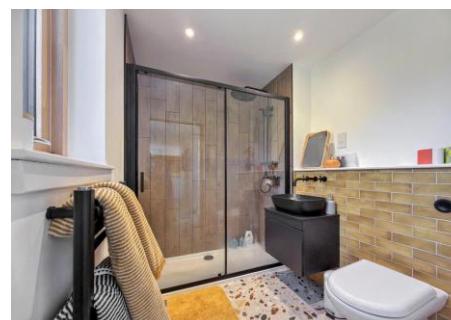
GARDEN

The sizeable, enclosed garden surrounds the property and extends to approximately 0.5 acres. The garden has the most amazing scenic views over Loch Linnhe with views from every angle. There is a decking area to the front of the property which is the perfect place to sit, relax and enjoy the wonderful views. The garden is laid mainly with gravel & is a blank canvas for the new owners to design as they wish. The gravelled driveway provides ample private parking for multiple vehicles.

Planning permission has been granted for a detached garage with unit above within the garden grounds. Full details can be found via the Highland Council Website under planning reference 23/01709/FUL <https://wam.highland.gov.uk/wam/applicationDetails.do?keyVal=RSLDRZIHM0P00&activeTab=summary>

CLOVULLIN

This area is set amongst magnificent & breathtaking landscape in picturesque Clovullin, near Ardgour on the beautiful West Coast of the Highlands. Clovullin is a small traditional crofting village 0.5 miles from Ardgour. There is an hotel and primary school, with the high school being located just 12 miles away in Strontian and is accessed via a school bus. This area is renowned for its beauty, surrounded by mountains, lochs, wonderful beaches and has an abundance of wildlife. The perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities.



Taigh lolair Mhara, Sallachan



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 a private septic tank

Council Tax: Band E

EPC Rating: C79

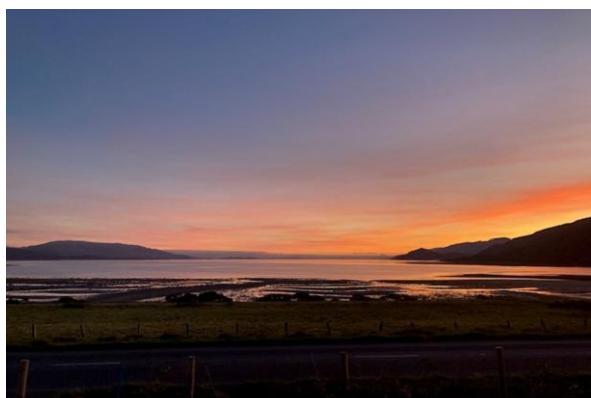
Local Authority: Highland Council.

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.

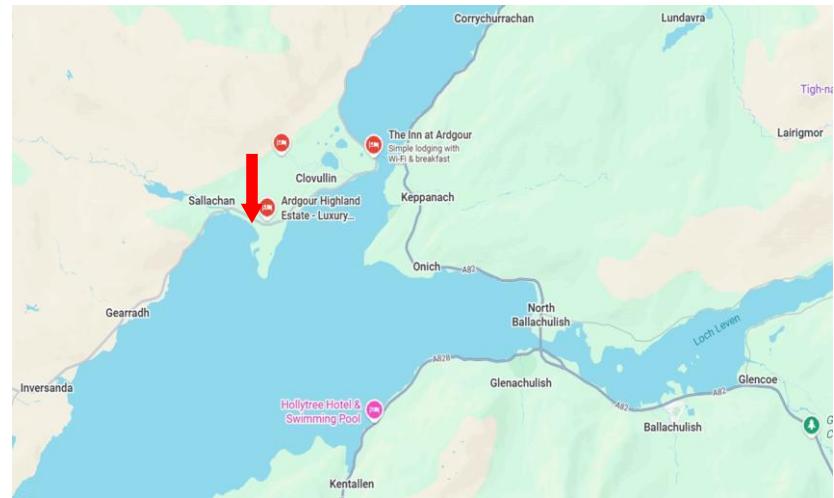


DIRECTIONS

From Fort William on A82 head South for approx. 8 miles, cross over on the Corran Ferry (The Ferry is a regular five-minute crossing of the Corran Narrows and runs 7 days a week). Turn left once over the ferry and continue for approx. 0.7 miles towards Strontian. Pass the village of Clovullin, continue ahead to Sallachan. Taigh Iolair Mhara is on the right-hand side and can be identified by the for sale sign.

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Subjective comments in these detail for-sale 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. As this property is located in Lochaber, which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk). 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.



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