



THE HALT & SOMERLED, ROSHVEN.
OFFERS OVER £885,000, TO INCLUDE CONTENT.



A unique opportunity to purchase two, desirable properties

Situated in the stunning location of Roshven, an area of outstanding beauty

Set in over an acre of beautifully tended garden ground with privately owned access

Both properties have been maintained to an extremely high standard

In good decorative order through-out

Content of each property is included in the sale price

The Halt is a 3 bedroom, detached house, EPR D-61

Somerled is a 4 bedroomed, detached house, EPR D-64

LOCATION:

Roshven is a township on the coast between the Sound of Arisaig and Lochailort on the A861. It has the most outstanding scenery and coastline with Rois-bheinn the most dominant of mountains in the area towering to 2894ft. There is also an abundance of outdoor activities on offer to include Fishing, Stalking, Sailing, Walking and Wildlife with Eagles, Red Deer and Otter all in the vicinity.

The nearby village of Glenuig is just three miles away where there is a small shop, a beautiful beach, an established and vibrant community hall, many of whom support and engage in various activities to include local seashore and lantern festivals, treasure hunts, dances, concerts, and traditional talks. The hall is also available for private hire events and functions. Glenuig Inn provides accommodation, a bar and restaurant.

Fort William is the largest nearby town approximately 33 miles away, Fort William is the main district town of Lochaber, known as the “Outdoor Capital of the UK”. There is a variety of shops and super-markets, a library, museum, tourist information centre, and railway station with links to Mallaig, Glasgow and Edinburgh as well as a bus station.

DIRECTIONS:

From Fort William, follow the A82 North until you reach the BP Roundabout/ Distillery turn left onto the A830. Follow the A830 passing through Glenfinnan. At Lochailort junction turn left onto the A861. Continue along A861 for approximately 4.5miles, pass the road sign for Roshven and continue past Roshven Farm. Take the 1st right signed East Lodge into the driveway bearing right for Somerled and The Halt.

A unique opportunity to acquire two fully furnished properties. Set in a beautiful location on the West Coast of Scotland at Roshven, between Lochailort and Glenuig with views towards Loch Ailort and the Ardnish peninsular. This exciting opportunity provides a perfect solution for independent living within the family or for a holiday letting cottage/Airbnb with income potential.

The properties (just 50 metres apart) are accessed by a privately owned access track that leads to landscaped gardens and parking. Each property is beautifully appointed, neutrally decorated and take full advantage of the stunning surroundings and views. Each property benefit from double glazing, oil fired heating that is supported by a multi fuel stove, good storage and a garage.

ACCOMMODATION:

Somerled: Ground floor: Entrance/hallway, kitchen, lounge, dining room/sun room, study, utility, W.C, bedroom with shower. First floor: family bathroom, three bedrooms (master en-suite).

Externally is a detached garage and approximately 3/4 acre of garden ground.

The Halt: Ground floor: Entrance Porch, large open-plan style lounge-diner, kitchen, workshop, family bathroom, two ground floor en-suite bedrooms, First floor: study area, drying room, bedroom and two games rooms.

The two games rooms could be easily modified to form 2 further significant bedrooms as an alternative to the games rooms to form a fabulous 5 bedroomed family home or holiday let.

Externally: Integral Garage and approx 1/2 acre of garden ground.



THE H<



ENTRANCE/HALLWAY: 2.37m x 1.09m (7'09" x 3'06")

LOBBY: 3.47m x 3.39m (11'04" x 11'01") (LONGEST POINTS X WIDEST POINTS)

French doors lead into the lobby which provides access to the first floor.

LOUNGE AREA: 6.59m x 3.88m (21'07" x 12'08")

Open plan style lounge-diner defined by 3 large, arch shaped openings. This stunning room has a multi fuel stove with dry stone wall affect surround. Large sliding patio doors provide lovely views and access to the garden. Wall lights and quality fitted carpet.

DINING AREA: 6.59m x 3.20m (21'07" x 10'05")

Feature lighting and quality fitted carpet.

KITCHEN: 3.40m x 3.01m (11'01" x 9'8")

Fitted kitchen with a variety of wall, base and drawer units. Part tiled walls above work surface areas.

FAMILY BATHROOM: 3.02m x 1.80m (9'10" x 5'10")

Bath, fully tiled shower cubicle with power shower, W.C and hand basin. Extractor, shaver socket and vinyl flooring.

WORKSHOP: 3.54m x 1.80m (11'07" x 5'10")

Accessed off the Lobby. Currently set up as a small workshop but could be adapted to form a utility room. Access to the integral garage and bathroom.

BEDROOM 1: 5.49m x 3.21m (18'04" x 10'06") (longest x widest points)

Rear facing bright room with windows overlooking the garden ground. Built in wardrobe with hanging rail and shelf. Carpet flooring.

EN-SUITE SHOWER ROOM: 2.12m x 1.43m (6'11" x 4'08") (longest x widest points)

Fully tiled shower cubicle, W.C and hand basin. Extractor and vinyl flooring.



BEDROOM 2: 5.49m x 3.21m (18'04" x 10'06")

Mirror image of bedroom 1.

EN-SUITE SHOWER ROOM: 2.12m x 1.43m (6'11" x 4'08")

Fully tiled shower cubicle, W.C and hand basin. Extractor and vinyl flooring.

GARAGE: 6.74m x 3.20m (22'01" x 10'06")

Spacious integral garage with fully tiled floor.



FIRST FLOOR

LANDING/OFFICE AREA: 4.77m x 3.43m (15'07" x 11'03")

Spacious landing/office area, carpet flooring, two Velux windows. Access to drying room

DRYING ROOM: 4.08m x 1.80m (13'04" x 5'10")

Potential to be converted to en-suite/dressing area. Vinyl flooring, Velux window and cupboard with shelving.

BEDROOM: 3 4.77m x 3.21m (15'07" x 10'06") (LONGEST X WIDEST POINTS)

Bright and spacious room with windows overlooking the garden ground. Built in wardrobe with mirror fronts, hanging rails and shelving.

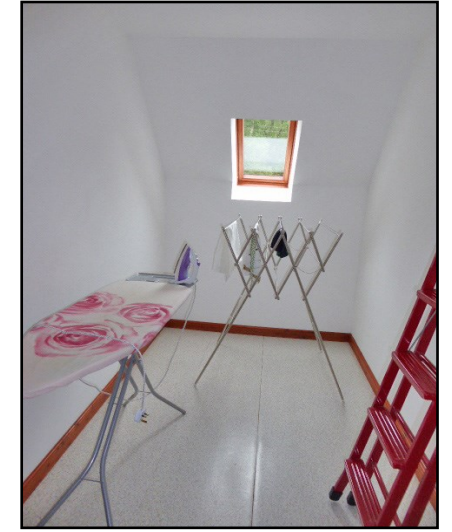


GAMES ROOM 1/BEDROOM 4: 7.18m x 4.77m (23'06" x 15'07")

Huge room with windows overlooking the garden ground. Access to loft.

GAMES ROOM 2/ BEDROOM 5: 6.45m x 4.77m (21'01" x 15'07")

Both games rooms could be adapted to create 2 further bedrooms with minor modification to the access to form a stunning 5 bedroomed family home.



SOMERLED



ENTRANCE/HALLWAY: 2.51m x 5.03m (8'02" x 1'62") (LONGEST X WIDEST)

"L" shaped hallway with wood effect vinyl flooring.

LOUNGE: 17.07m x 15.04m (5'36" x 4'69")

Bright and cozy with a multi fuel stove with brick and slate surround. French style doors lead into dining/sun room.

FITTED KITCHEN: 5.37m x 4.70m (17'07" x 15'04")

With a variety of wall, base and drawer units. Dual aspect windows and wood effect Vinyl flooring. Rangemaster with extractor chimney.

DINING/SUN ROOM: 6.51m x 2.62m (21'04" x 8'07")

Spacious room with fabulous loch views. French doors lead to the patio and garden ground.

UTILITY: 2.95m x 2.92m (9'07" x 9'06") (LONGEST X WIDEST)

Sink and worktops, storage cupboard, work surface areas, plumbing and space for a washing machine and dryer. Access to porch and garden.

W.C: 1.89m x 1.19m (6'02" x 3'10")

W.C and wash hand basin.

STUDY: 4.05 x 3.00 (13'03" x 9'10") (LONGEST X WIDEST)

Ground floor study with access to the single bedroom. This room also lends itself to a further bedroom if desired.

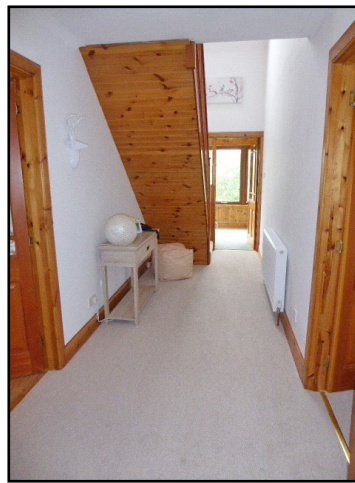
BEDROOM WITH SHOWER: 2.92m x 2.74m (9'06" x 9'00")

Spacious single room with quality fitted carpet and shower cubicle with wet wall finish.

DETACHED GARAGE: 6.46m x 4.51m (21'02" x 14'09")

Detached garage with light, power and new roof.





FIRST FLOOR

MASTER BEDROOM2: 4.75m x 3.28m (15'08" x 10'09") (LONGEST X WIDEST)

Lovely room with windows overlooking the garden ground. Built in wardrobe with hanging rails and shelving.

EN SUITE SHOWER ROOM: 2.57m x 1.61m (8'05" x 5'03")

fully tiled shower cubicle, W.C and hand basin. Extractor, built in storage cupboards and vinyl flooring.

FAMILY BATHROOM: 3.03m x 2.20m (9'11" x 7'02")

Jacuzzi bath with shower over, W.C, wash hand basin, shaver socket, heated towel rail and vinyl flooring.

BEDROOM 3: 4.12m x 2.32m (13'06" x 7'07")

Windows overlooking the garden ground. Carpet flooring.

BEDROOM 4: 4.71m x 4.67m (15'05" x 15'03") (LONGEST X WIDEST)

Lovely spacious room with great views towards the loch. Built in wardrobes and carpet flooring.



EXTERNALLY

Both properties have large, landscaped gardens surrounded by beautiful woodland scenery and an abundance of flowers, shrubs, lawns and land bordering the main A861 road. The access track comes under the ownership of the Halt. There are gates which open up into each of the properties entrance and parking areas where there is adequate parking for in excess of 4 vehicles. There is a private water treatment system located in the rear garden of The Halt as an addition to the mains water supply. Collectively the properties sit in approximately 3 1/2 acres of ground to include the access track.

ADDITIONAL INFORMATION

It is our clients preferred option to sell both properties as one lot. However, it may be an option to sell the properties independently to any prospective buyer who would consider a delayed date of entry to enable the sale of the remaining property to take place. The content of both properties will be sold and include the vast majority of its content to enable any prospective buyer to purchase a move in ready home and, or business.



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A HOME REPORT IS AVAILABLE

These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon. Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.

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