



MacPhee & Partners



GLENMORE HOUSE | GLENMORE | ACHARACLE | PH36 4JG



PRICE GUIDE: £575,000

Glenmore House forms an impressive country farmhouse occupying a beautiful coastal position on the Ardnamurchan Peninsula, with mature gardens and outstanding views towards Loch Sunart. Set within approximately 0.8 acres of secluded, south-facing grounds, the property offers generous accommodation combining traditional Highland character with modern, energy-efficient living. The accommodation includes a spacious living room with open fire, bright sunroom opening onto an attractive patio, large country-style kitchen/diner, separate dining room, and four double bedrooms, two of which are en-suite. The property also benefits from an air source heat pump with underfloor heating throughout and roof-mounted solar thermal panels assisting with hot water production. Currently operated as a highly regarded self-catering holiday property, Glenmore House has an established reputation, repeat bookings and an STL licence in place, offering an excellent opportunity as a family home, Highland retreat or established lifestyle business.

Most Desirable Traditional Detached Country Farmhouse

Prime Position with Stunning Views over Loch Sunart

Living Room with Open Fire & Sun Room

Kitchen/Diner & Dining Room

Utility Room

4 Double Bedrooms (2 En-Suite)

Bathroom & Cloakroom

Oil Fired Central Heating & Under Floor Air Source Heating

Double Glazing

Spacious Mature Private Garden Grounds - 0.8 acres

EPC Rating: E 51

MacPhee & Partners

Airds House, An Aird

Fort William, PH33 6BL

01397 702200

estateagency@macphee.co.uk :: www.macphee.co.uk



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The Property

Glenmore House is an attractive country farmhouse of traditional stone construction, enjoying an enviable coastal position amidst the spectacular scenery of the Ardnamurchan Peninsula, with far-reaching views towards Loch Sunart.

The property has been sympathetically renovated and upgraded to create a warm and comfortable home whilst retaining much of its traditional Highland character. Modern improvements include an air source heat pump providing underfloor heating throughout, together with roof-mounted solar thermal panels which assist with hot water production. An open fire in the living room provides an attractive focal point and adds to the welcoming character of the house.

Arranged over two levels, the accommodation is both generous and versatile. On the ground floor, a spacious entrance vestibule leads through to a bright country-style kitchen/diner, with ample space for family dining and entertaining. A separate formal dining room provides further entertaining space, while the comfortable living room with open fire offers an inviting place to relax.

A particularly attractive feature is the bright sunroom, positioned to make the most of the garden and surrounding scenery, with French doors opening directly onto an attractive patio area. Completing the ground floor are a practical utility room, cloakroom and plant room.

The split-level first floor provides four generous double bedrooms, two with en-suite shower rooms, together with a family bathroom featuring a spa bath.

Gardens & Grounds

Glenmore House is set within approximately 0.8 acres of mature, secluded and south-facing grounds, enjoying wonderful views across the surrounding countryside towards Loch Sunart.

A mature beech hedge provides privacy and shelter, with extensive lawns surrounding the house, and displays of daffodils and fruit blossom adding colour throughout the spring. An established orchard features a variety of apple, plum and pear trees, while the gently sloping grounds open up the impressive coastal outlook.

French doors from the sunroom lead onto a patio to the front, while a second patio to the rear creates a sheltered courtyard with a stone-built barbecue, providing an ideal setting for alfresco dining and entertaining. A wood store is also located to the rear.

The gardens are particularly attractive to wildlife, with a variety of native and visiting birdlife alongside regular sightings of pine martens, badgers and hedgehogs, adding to the property's wonderful sense of connection with its natural surroundings.

Lifestyle & Business Opportunity

Glenmore House is currently operated as a highly regarded self-catering holiday property, benefiting from an established reputation and a proven history of repeat bookings. An STL licence is in place, offering purchasers the opportunity to continue the existing holiday accommodation business, subject to the necessary requirements and consents.

Equally, with its spacious accommodation, beautiful grounds and exceptional coastal setting, Glenmore House would make a wonderful permanent family home or private Highland retreat.

Location

Glenmore House enjoys a peaceful position at Glenmore, close to Acharacle, on the beautiful Ardnamurchan Peninsula. Renowned for its rugged coastline, mountains, woodland and abundant wildlife, the area offers an exceptional setting for those seeking space, tranquillity and an outdoor lifestyle.

Loch Sunart forms a spectacular backdrop, while the surrounding countryside provides excellent opportunities for walking, cycling, kayaking and wildlife watching. Despite its wonderfully rural setting, the property is conveniently accessed directly from the B8007, with a gravel driveway leading to the side of the house.

Glenmore House represents an exceptional opportunity to acquire a beautifully presented traditional Highland home, combining generous accommodation, mature south-facing grounds and outstanding coastal views, with modern energy-efficient features and the potential to continue an established self-catering business.

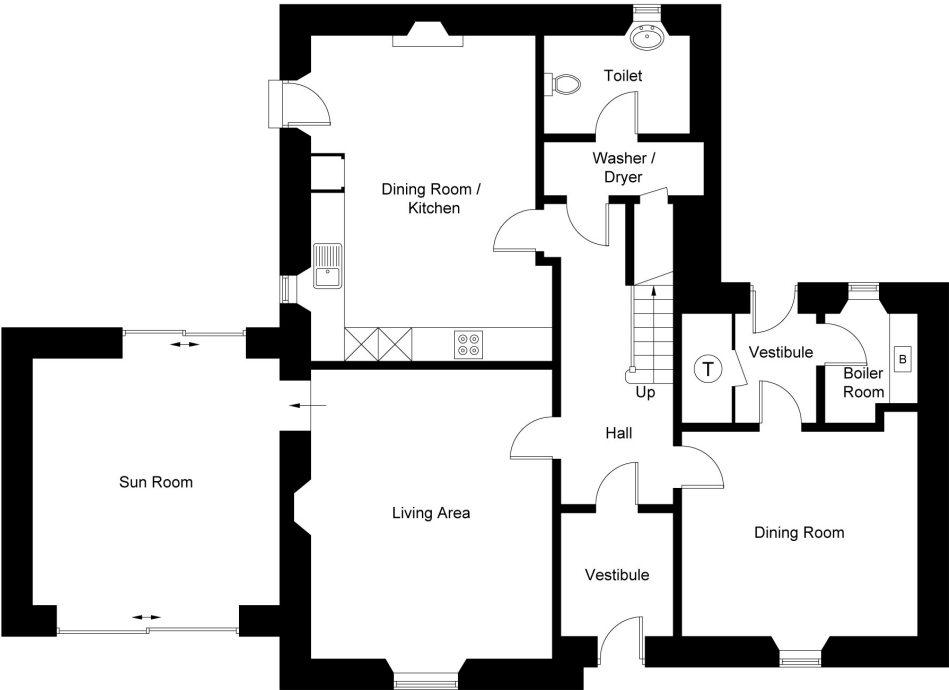
Travel Directions

From Fort William, travel south on the A82 to the Corran Ferry (regular daily crossings). At the Ardgour slipway, turn left and proceed on the A861 for 24 miles to Salen. At Salen, turn left where signposted Glenborrodale on the B8007 and continue for around 9 miles. The property is located on the right hand side.

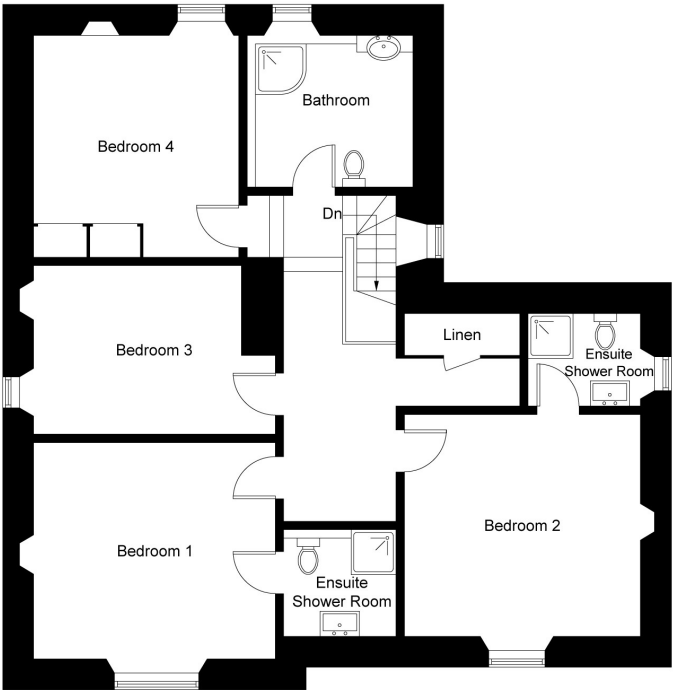


Floor Plan & Title Plan

The area shaded pink indicates the title for sale and equates to around 0.8 acres



Ground Floor



First Floor



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6)'.

