



PETER MURPHY & Co  
ESTATE AGENTS



## Dal Ghorm House Ardtoe, Acharacle, PH36 4LD

### Offers Over £500,000

Dal Ghorm House offers a unique opportunity to purchase not just a charming 3 bedroom detached bungalow with stunning views over Kentra Bay, but also a potential income from the apartment above the large 3 door garage. Add to that the 2 acre plot with detailed planning permission, means Dal Ghorm House could be the perfect 'Lifestyle Change' sought by so many. The house has a bright and welcoming lounge, which opens to the light and airy sun room with stunning panoramic views over Kentra Bay to the hills beyond. There are 3 good sized bedrooms, one currently used as a formal dining room and a modern and stylish family bathroom. Externally the property is approached by a driveway leading to the garage apartment and house. To the rear there is a large area of decking offering a wonderful position to relax and enjoy the stunning views on offer, with it's own access gate to the beach. The property is surrounded by approx 2 acres of lawned gardens and mature trees. Within the garden grounds is a building plot with full planning permission for a 3 storey, 1 bedroom detached villa overlooking Kentra Bay. There is also a second area of decking with a fabulous glazed seating pod overlooking the Bay. The property also benefits from oil fired central heating and double glazing. Only by viewing Dal Ghorm House can you fully appreciate all it has to offer.



## ENTRANCE PORCH

External door opens to the entrance porch. Window to front and glazed door to hallway.

## HALLWAY

The hallway provides access to the lounge, bathroom and bedrooms. Storage cupboard.

## LOUNGE

The bright and welcoming lounge is open plan to the sun room. Door to kitchen.



## SUNROOM/DINING ROOM

The spacious and bright sun room with a high, solid oak ceiling has wrap around glazing, ensuring plenty natural light reaches this appealing living space. The views from this room are simply breathtaking. Door to the side leads to the rear decking area.



## KITCHEN

The well appointed kitchen has a good selection of wall and base units with contrasting worktops. Windows to side and rear. Door to side,



## BEDROOM 1/DINING ROOM

This room is currently used as a formal dining room, but could easily be used as bedroom. Inset gas fire. Storage cupboard and 2 large windows to front.



## BEDROOM 2

This double bedroom has a window to front.



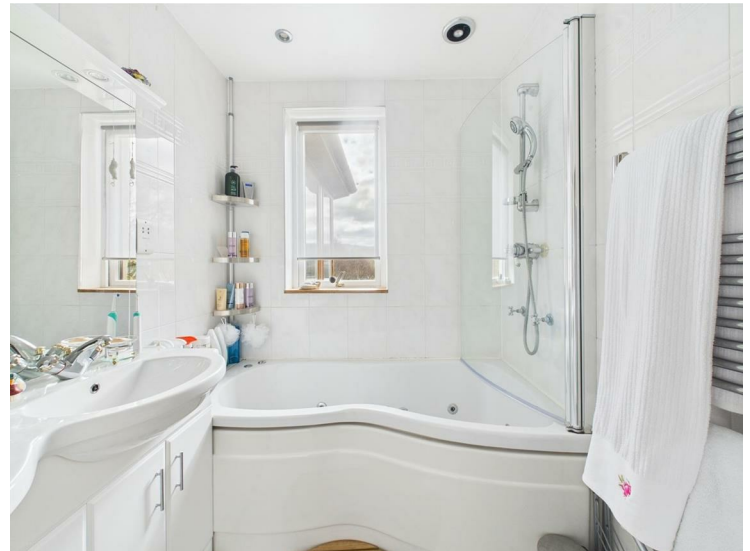
## BEDROOM 3

This double bedroom has a window to rear.



## BATHROOM

The family bathroom which has underfloor heating includes wc, double wash hand basins in vanity unit and spa bath with shower over.



## GARAGE APARTMENT

The triple door garage has been altered to add a kitchen and shower room on the ground floor. There is a retractable staircase which gives access to the converted upper floor, which includes a lounge/dining room and double bedroom. There are plans available for a spiral staircase to be added to the rear of the garage to enable this apartment to be let with the appropriate planning consents.



## APARTMENT KITCHEN

External door leads to the well appointed kitchen, including a good selection of base units, sink and drainer and gas hob and oven. Door to shower room and garage.





**APARTMENT SHOWER ROOM**

The modern shower room includes a wc, wash hand basin and shower enclosure with multi-spray shower system. Window to side.



**APARTMENT LOUNGE**

This good sized lounge has ample space for dining. Dorma window to front and Velux window to rear. Door to bedroom.



**APARTMENT BEDROOM**

This double bedroom has a fitted wardrobe space. Dorma window to front and Velux window to rear.



**DRIVEWAY**



**REAR ELEVATION**



**FRONT ELEVATION**



**GARDENS**

The property is surrounded by approx 2 acres of lawned garden grounds and some mature trees.



**KENTRA BAY**



### SEATING POD



### VIEWS



### LOCATION

Ardtoe is located close to the glorious Kentra Bay, and the main village of Acharacle. There are lots of historic sites, beaches and castles nearby as well as it being accessible to the Isles Mull. Ardtoe is primarily serviced by Acharacle a semi-rural village which is very well equipped with amenities to include a large, well-stocked and licensed grocery shop, bakery with café attached, garage, internet coffee shop, a hotel and restaurants. Acharacle has an established and vibrant community, many of whom support and engage in various activities at the local Community Hall to include regular church luncheons, coffee mornings, craft fairs/producers' market and yoga. There is a well-respected and modern Eco-minimalism school, a nursery, several churches as well as bus connections to and from Fort William with further connections to Glasgow and Inverness.

### DIRECTIONS

From Fort William head north on the A82, at the BP/Distillery roundabout turn left onto the A830, continue through Glenfinnan until reaching Lochailort junction and turn left on the A861 passing through Roshven and Glenuig heading towards Acharacle. Cross over River Shiel Bridge and turn right just before the Acharacle Church onto the B8044 signed for Kentra/Arivegaig/Ardtoe. Continue along B8044 for approx 3 miles passing the Jetty on the Ardtoe Road, continue to the top of the hill with the passing place on the left. The property is on the left hand side before the Monster Midge. Access can also be taken via the A82 Corran Ferry to Strontian on the A861, passing Strontian, Resipole and Acharacle. Turning onto the B8044.

### MISCELLANEOUS INFORMATION

Tenure - Freehold  
Council Tax - Band D

### DISCLAIMER

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| Scotland                                    | EU Directive 2002/91/EC |           |

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