



PETER MURPHY & Co
ESTATE AGENTS



Torness , Gairloch, PH34 4EQ Offers Over £580,000

Torness is a stunning former manse located in the highly desirable hamlet of Gairloch near to the village of Spean Bridge. It is surrounded by colourful woodland grounds and with views over an unspoilt landscape to the Nevis range. The well laid out accommodation retains many original features including cornicing, fireplaces and working shutters on the windows. Accommodation comprises; attractive entrance hallway leading to the tastefully decorated lounge, dining room, wc, kitchen, utility room and sitting room/5th bedroom on the ground floor. The ornate staircase rises to the upper floor which includes 4 further bedrooms, box-room, shower room and bathroom. As well as the spacious family home there is the added benefit of Willow Cottage in the garden grounds. This immaculately presented one bedroom barn conversion offers a successful income generator via holiday let or long term let accommodation. Externally the tree lined driveway runs through 1.26 acres of landscaped garden grounds. Only by viewing this wonderful home can one fully appreciate all it has to offer.

ENTRANCE VESTIBULE

External door opens to the spacious vestibule which in turn leads through to the hallway.



HALLWAY

The hallway provides access to the lounge, dining room, wc, kitchen, utility room and sitting room/5th bedroom



LOUNGE

This sumptuous and welcoming dual aspect lounge has a multi fuel burner as it's focal point, with ample space for informal dining. Glazed door to side elevation.



DINING AREA



DINING ROOM

The formal dining room has a window to side and leads to the kitchen.



KITCHEN

The modern and well appointed kitchen has a good selection of units and Aga stove, Belfast style sink and pantry. Window to side and door to rear hall.



UTILITY ROOM

Accessed from the rear hall the utility room has a sink and drainer with base unit below. Window to rear.

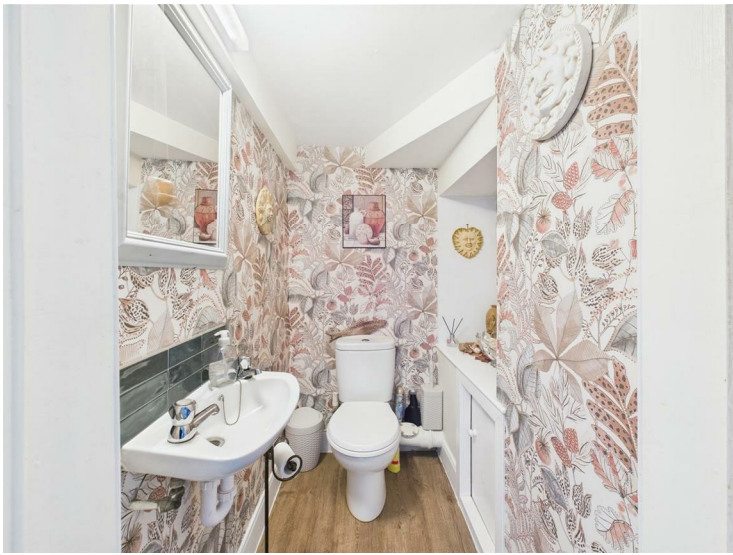
SITTING ROOM/BEDROOM 5

This lovely sitting room could easily be used as a double bedroom. Window to front.



WC

This room includes wc and wash hand basin.



BEDROOM 1

This large principle bedroom has a window to front.



BOX ROOM

This box-room is a very useful storage space.



BEDROOM 2

This large twin bedroom has a window to front.



BEDROOM 3

This double bedroom has a window to front.



BEDROOM 4

This bedroom is current used as gym. Window to side.

SHOWER ROOM

Accessed from the upper landing the shower room includes wc, wash hand basin and shower enclosure with mains shower.



BATHROOM

The stylish bathroom includes wc, wash hand basin and free standing roll-top bath.



WILLOW COTTAGE

This barn conversion has been upgraded to the highest standard and represents an excellent opportunity for an additional income.



WILLOW COTTAGE LOUNGE/KITCHEN

French doors lead into the open plan lounge/kitchen. Woodburner in the lounge space. Modern kitchen and room for dining.



WILLOW COTTAGE BEDROOM

Double bedroom with storage cupboard and window to front



WILLOW COTTAGE SHOWER ROOM

The shower room includes wc, wash hand basin and shower enclosure with mains shower.



WILLOW COTTAGE FLOORPLAN



FRONT ELEVATION



GARDENS

The property is surrounded by approx 1.26 acres of landscaped & colourful, lawned garden grounds.



DRIVEWAY

The property is approached by a stunning tree lined driveway.



LOCATION

Gairloch is situated close to the River Spean and Caledonian Canal and offers a wide variety of scenic outdoor pursuits. Nearby Spean Bridge offers a range of amenities including a supermarket, eateries, a school, hotel, golf club and a railway station with links to Fort William, Glasgow and London. Nearby is the Nevis Range Mountain Resort with its world class mountain bike trails, gondola, snowsports and climbing, Fort William offers even more comprehensive facilities, along with the highland capital of Inverness and its busy airport. The A82 and A9 provide convenient road links. The unspoilt countryside provides a habitat for rare species of wildlife and there are delightful walks direct from the house.

MISCELLANEOUS INFORMATION

Tenure - Freehold

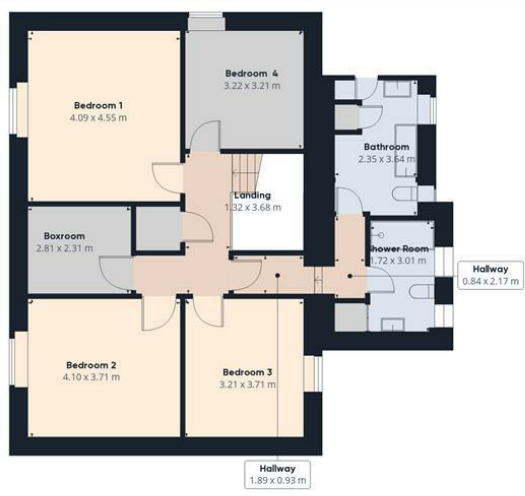
Council Tax - Band E

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Ground Floor



Floor 1

Approximate total area¹⁰
186.93 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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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