

7 ARIUNDLE
STRONTIAN, ACHARACLE





7 ARIUNDLE, STRONTIAN, ACHARACLE

A smallholding in a beautiful, unspoilt setting.

Strontian 1 mile. ■ Corran Ferry 16 miles. ■ Fort William 25 miles

- Two Reception Rooms. Four Bedrooms.
- Comfortable farmhouse retaining original features.
- Easily managed grounds with kitchen garden.
- Modern range of multi-purpose buildings.
- Approximately 26.39 hectares of registered farmland.
- Four shares in Scotstown common grazings.
- On the edge of Ariundle Oakwood NNR.

About 27.19 hectares (67.19 acres) in all.

Offers over £450,000

Galbraith

Inverness
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 OnTheMarket





SITUATION

No 7 Ariundle lies close to Strontian on the Ardnamurchan peninsula. The smallholding comprises a farmhouse and modern agricultural buildings with approximately 26.39 hectares of registered farmland made up of rough grazing, hill grazing and mixed woodland. The property is in a beautiful, unspoilt setting on the edge of Ariundle Oakwood National Nature Reserve and bounded on one side by a burn that feeds into the Strontian River.

The Ardnamurchan peninsula stretches west from Salen to Ardnamurchan Point. This unspoilt landscape has glorious scenery and provides a habitat for many native species of wildlife including pine martens, deer, seals, otters and eagles. The neighbouring Ariundle Oakwood National Nature Reserve has a number of walking trails which lead through the ancient woodland with its rare flora and fauna, and there is portion of this woodland within the 7 Ariundle boundary, although outwith the nature reserve.

The seas and sealochs around Ardnamurchan are excellent sailing waters and Loch Sunart has recently been designated as a Special Area of Conversation.

Strontian is a charming village on Loch Sunart and is the main centre for the area. Set around an attractive village green, the village has a good range of amenities including schooling up to secondary level, shops, a café, petrol station and hotel. Fort William, about 50 minutes' drive away, has a good range of facilities including a cinema, supermarkets, hospital and train station.



DESCRIPTION

No 7 Ariundle has been owned by the same family for about 34 years. Originally a two room croft house, the farmhouse has been extended over the years and today has well laid out family accommodation retaining original features. Recent improvements include new shower room fittings, new flooring, new double glazing and new rainwater goods and fascia boards.

ACCOMMODATION

Ground Floor - Entrance Porch. Entrance Hall. Sitting Room. Dining Room/Study. Dining Kitchen. Shower Room. Utility Room/Boot Room.

First Floor - Four Bedrooms. Boxroom. Family Bathroom.

GARDEN GROUNDS

The property is approached from the public road, a driveway crossing the burn and leading to a parking area at the rear of the house.

The gardens lie to the front and side of the house and are laid mainly to lawn, fringed and interspersed with mature trees and shrubs. To one side of the drive is an enclosed kitchen garden of raised beds along with a greenhouse and polytunnel.

OUTBUILDINGS

The modern, multi-purpose buildings create a three-sided courtyard at the rear of the farmhouse.



Open-fronted Machinery Store

8.2 m x 2.8 m

Of box profile construction with a concrete floor.

Multi-purpose Shed

8.9 m x 5.8 m

With cattle stalls, troughs, concrete floor, automatic drinkers, roller door, power and light.

Dairy

3.7 m x 2.5 m

Previously used for cheese production. With preparation benches, tiled floor, power, light and water.

Store Room

3.8 m x 3 m

Adjacent to the Dairy. With concrete floor, power, light and water.

Tool Shed

3.9 m x 2.9 m

With concrete floor and work bench.

THE FARMLAND

The registered farmland at 7 Ariundle extends to approximately 26.39 hectares. There is a parcel of hill grazing to the east of the farmhouse, extending to approximately 23.57 hectares. The remaining land comprises a mix of rough grazing and woodland.

The eastern boundary has been deer fenced and the riverside has recently been re-fenced. There is a cattle crush and cattle handling pens in a field adjacent to the outbuildings.

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Solid fuel Rayburn	E	BT*	Available*	F	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Go through Strontian heading west. Cross a bridge and take the first right signposted to Polloch. Follow this road until you reach the sign for the Ariundle Oakwood Nature Reserve, turn left here, up the hill. Follow this road until you see an old red telephone box. No 7 Ariundle is on the right hand side.

Exact grid location - What3Words - <https://w3w.co/glimmers.ember.debt>

MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items may be available by separate negotiation.

The moveable items in the dairy are available by separate negotiation.



VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

PH36 4JB

SOLICITORS

McIntyre & Co, Fort William Office
38 High Street
Fort William
Highland
PH33 6AT

ANTI MONEY LAUNDERING (AML) REGULATIONS

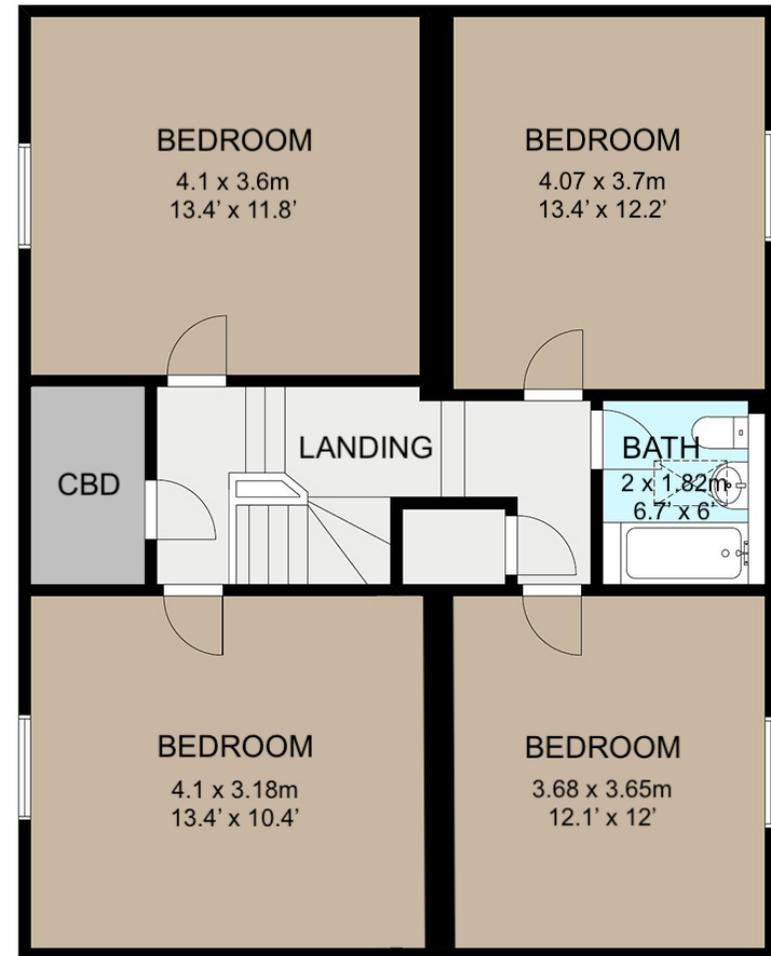
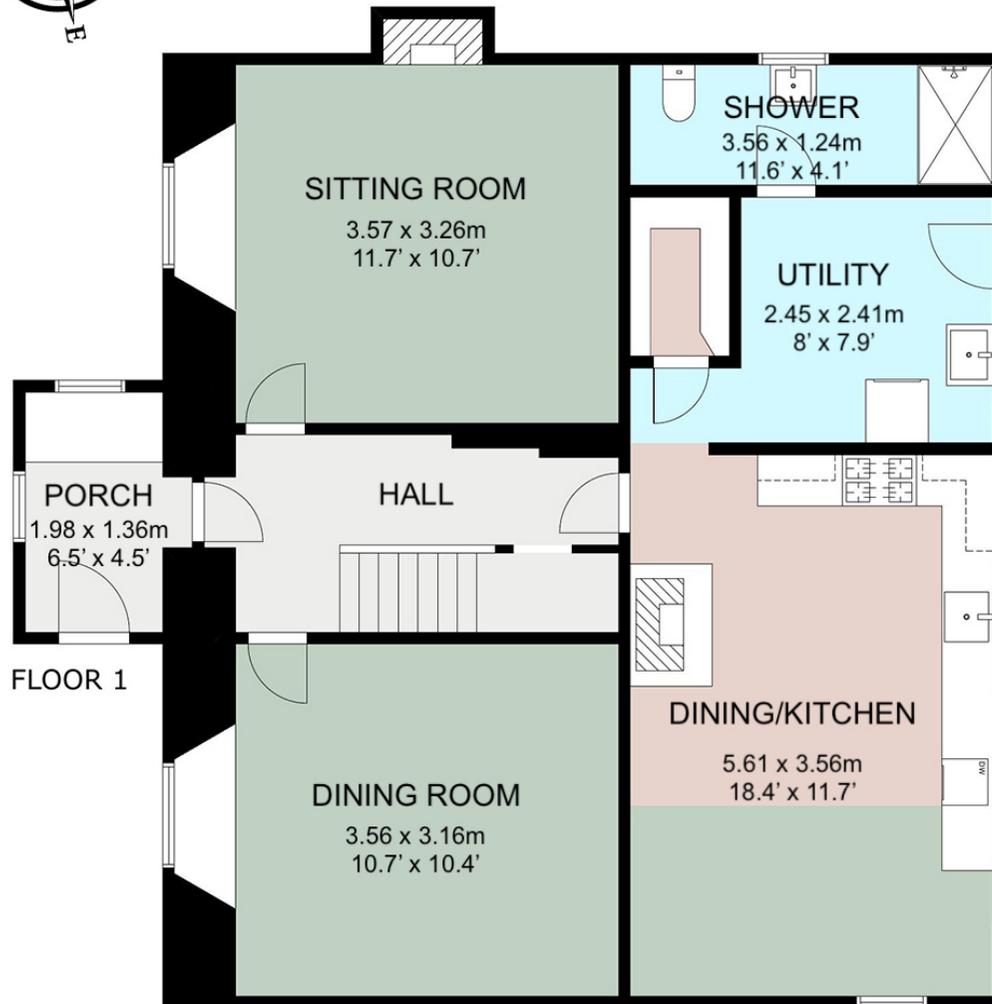
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2024.





**7 Ariundle,
Strontian, Acharacle, PH36 4JB**

Approximate gross internal floor area - 153 sq.m
Illustration for identification purposes, dimensions may vary. Not to scale.



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