



## Glendelm

Resipole, Strontian, Acharacle, PH36 4HX

Guide Price £650,000

**Fiuran**  
PROPERTY



# Glendelm

Resipole, Strontian, Acharacle, PH36 4HX

Glendelm offers a rare opportunity to acquire a beautifully presented south facing detached Villa. Located in the picturesque rural village of Resipole, in a stunning position, the property sits on approx.  $\frac{3}{4}$  acre, boasts unrestricted panoramic views across Loch Sunart and has private direct access to the shore, it would make a wonderful family home or a perfect holiday home.

Special attention is drawn to the following:-

## Key Features

- Spacious detached Villa with 4 Bedrooms
- Unrestricted stunning views over Loch Sunart
- Stunning, peaceful and rural location
- Private access to the shore (across single track road)
- Entrance Porch, Hallway, Utility Room, Cloakroom
- Open-plan Kitchen/Sitting Room/Dining Room, Snug
- Laundry Room, Lounge, Bedroom with En Suite Bathroom
- Upper Landing, 3 upper level Bedrooms & Bathroom
- Attractive cathedral style windows with loch views
- Excellent storage throughout including 2 Loft spaces
- Underfloor heating to ground floor
- Solar panels to the front elevation
- Extensive grounds surrounding the property
- Garage, car port, boatshed and log store
- Direct access to the shore & mooring available
- Driveway & parking for several vehicles
- Wonderful family home
- Fantastic lifestyle opportunity



Glendelm offers a rare opportunity to acquire a beautifully presented south facing detached Villa. Located in the picturesque rural village of Resipole, in a stunning position, the property sits on approx. ¾ acre, boasts unrestricted panoramic views across Loch Sunart and has private direct access to the shore, it would make a wonderful family home or a perfect holiday home.

The lower accommodation comprises of the entrance Porch, Hallway, Utility Room, Cloakroom, open-plan Kitchen/Sitting Room/ Dining Room, Snug, Laundry Room, Lounge and Bedroom with En Suite Bathroom

The upper level comprises of the spacious Upper Landing, 3 further double Bedrooms and family Bathroom.

Glendelm was completed in 2006 and was finished to a high standard benefiting from oil central heating with underfloor heating to the ground floor. solar panels have been recently installed to the front elevation. The property is one of a few Loch Sunart properties to own direct access to water and own a mooring. The property is surrounded by the most breathtaking scenery and was built to take full advantage of the water & mountain views.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

#### **APPROACH**

Via the driveway leading to the rear of the property and entrance into the Porch or into the Laundry Room.

#### **ENTRANCE PORCH** 1.7m x 1.5m

With external door to the side elevation, window to the rear elevation, large built-in cupboard, tiled flooring and door leading to the Hallway.

#### **HALLWAY** 1.8m x 1.5m

With tiled flooring and doors leading to the Lounge, Utility Room and WC.

#### **LOUNGE** 5.8m x 4.8m (max)

With picture windows to the front elevation taking full advantage of the superb views over Loch Sunart & beyond, attractive wood burning stove, wooden flooring, staircase rising to the upper level French doors leading to the Kitchen/Sitting Room/Dining Room and door to Bedroom One.

#### **KITCHEN** 9.6m x 5.3m (max) inc. SR & DR

Open-plan to the Sitting Room & Dining Room, with 2 windows to the rear elevation, fitted with a range of oak base & wall mounted units, complementary surfaces over, breakfast bar, Rangemaster cooker with chimney extractor hood over, stainless steel sink & drainer, integrated dishwasher, tiled splashbacks and tiled flooring.

#### **SITTING ROOM & DINING ROOM**

Open-plan to the Kitchen with cathedral windows to the front elevation with views towards the loch & mountains beyond, further windows to both side elevations, external door leading out onto the decking area, oak flooring and doors leading to the Snug and Lounge.





**SNUG** 4m x 2.8m

With full length windows to the front elevation & external door leading out to the front garden, access hatch to Loft space, oak flooring and door leading to the Laundry Room.

**LAUNDRY ROOM** 3.9m x 2m

With window to the rear elevation, fitted with a range of cream coloured base & wall mounted units, complementary oak surfaces over, Belfast style sink, plumbing for washing machine, space for tumble dryer, tiled splashbacks, tiled flooring and external door leading out to the rear garden.

**CLOAKROOM** 2.2m x 1.2m

With white Roca suite comprising WC & wash basin, frosted window to the rear elevation, and tiled flooring.

**UTILITY ROOM** 2.5m x 1.7m

With window to the rear elevation, fitted with oak base & wall mounted units, complementary surfaces over, stainless steel sink & drainer, plumbing for washing machine, tiled splashbacks, heated towel rail, tiled flooring and large storage cupboard housing the underfloor heating system.

**BEDROOM ONE** 4.2m x 4m

With full length windows to the front elevation with spectacular views, external door leading out onto the decking area, built-in wardrobes with sliding mirrored doors, oak flooring and door leading to the En Suite Bathroom.

**EN SUITE BATHROOM** 3m x 1.8m

With modern white suite comprising shower enclosure, bath with shower attachment, wash basin set in a vanity unit, WC, heated towel rail, window to the rear elevation and tiled flooring.





**UPPER LANDING** 4.2m x 2.8m (max)

With 2 Velux windows to the front elevation with views over Loch Sunart & beyond, further Velux window to the rear elevation, 2 storage cupboards (1 housing the hot water tank), hatch access to Loft, engineered flooring and doors leading to all upper level Bedrooms and the family Bathroom.

**BEDROOM TWO** 4.7m x 3m (max)

With 2 Velux windows to the front elevation with beautiful views, built-in wardrobe with sliding mirrored doors, radiator and engineered flooring.

**BATHROOM** 2.7m x 2.2m

With white suite comprising shower cubicle, bath with shower attachment, wash basin set in a vanity unit, WC, heated towel rail, Velux window to the rear elevation and tiled flooring.

**BEDROOM THREE** 3.8m x 3.2m (max)

With 2 Velux windows to the rear elevation, built-in wardrobe with sliding mirrored doors, radiator and engineered flooring.

**BEDROOM FOUR** 5.7m x 3.8m (max)

With window to the side elevation and further Velux window to the rear elevation, built-in wardrobe with sliding mirrored doors, radiator and engineered flooring.

**GARAGE** 6m x 3m

With up & over metal door to the rear elevation, 2 windows to the side elevation, power, lighting and concrete flooring.

**CAR PORT**

Located between the main house and garage.





### **BOATSHED** 8.2m x 3.5m

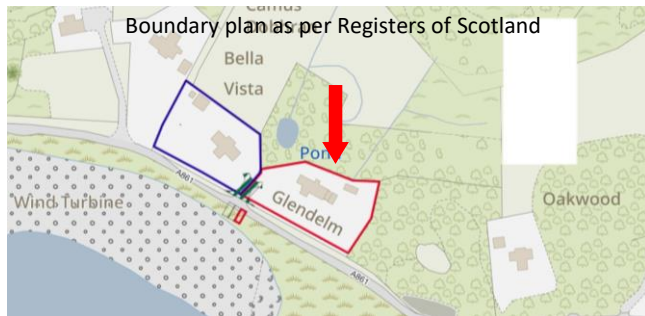
With 2 wooden entrance doors, further wooden door to the side, window to the rear elevation, shelving, storage units, power, lighting and concrete flooring.

### **GARDEN**

The extensive garden surrounds the property and sits within the Sunart Oakwoods. The garden has the most amazing scenic views over Loch Sunart, with views from every angle. The front garden offers a raised decking area, which leads from the Lounge, Dining Room & Bedroom 1, the perfect place to sit, relax and enjoy the wonderful views. The garden is laid mainly with grass with a rockery area and is offset with a variety of trees, bushes, & shrubs. The gravelled driveway at the rear of the property provides ample private parking for several vehicles.

### **RESIPOLE**

Resipole is a small rural community on the Ardnamurchan peninsula on the northern shore of Loch Sunart. Located just 4 miles away from Acharacle where local amenities include a village shop, tea room, hotel, doctors, post office, and primary school. The secondary school is in the village of Strontian 6 miles away. Larger shops, services and amenities can be found in Fort William. This area is renowned for its natural beauty. It is surrounded by mountains, lochs, wonderful beaches and has an abundance of wildlife. The perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities.





## Glendelm, Resipole, Strontian

*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*





## GENERAL INFORMATION

**Services:** Mains electricity. Private water  
Drainage to a private septic tank

**Council Tax:** Band F    **EPC Rating:** D67

**Local Authority:** Highland Council.

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.



## LOCATION

This area is renowned for its beauty, surrounded by mountains, wonderful white sandy beaches and has an abundance of wildlife. This is the perfect location for walking, climbing, sailing, kayaking, fishing, cycling and many other outdoor activities. Ferries to the Isle of Skye and the Outer Hebrides can be found in Mallaig and a ferry to Tobermory on the Isle of Mull sails from Kilchoan. The village of Acharacle, has a wide range of amenities including a hotel, village shop with post office, tearooms, doctor's surgery, churches and a primary school.

## DIRECTIONS

From Fort William follow the A82 south for 8 miles. Take the Corran ferry. At Ardgour turn left, A861 towards Strontian (approx. 12 miles). At Strontian continue through the village, proceed over the Strontian River Bridge and up the hill. Continue for another 6 miles until reaching Resipole. Glendelm is the first property on the right hand side and can be identified by the for sale sign.

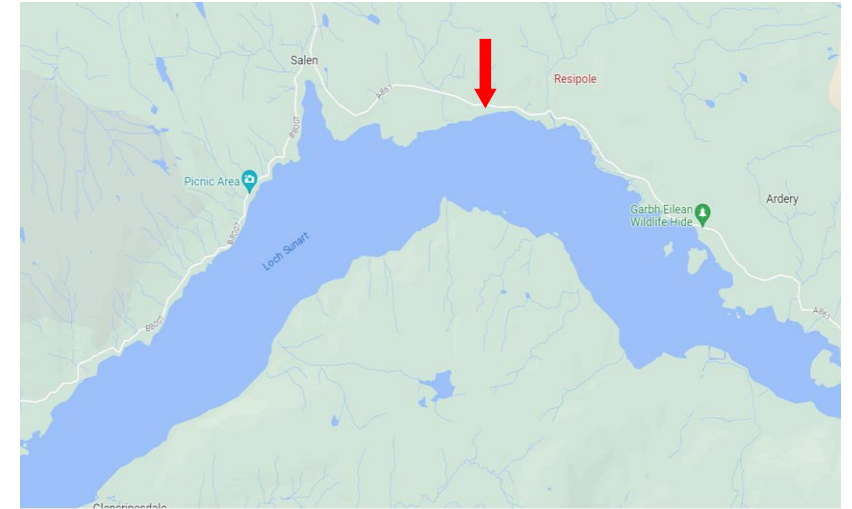
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

PROPERTY

**T:** 07471 783 721

**E:** [kelie@fiuran.co.uk](mailto:kelie@fiuran.co.uk)

**Dail-Uaine, Invercoe,  
Glencoe, PH49 4HP**



