




McEwan Fraser Legal

Solicitors & Estate Agents

01397 600 006

The Old Sawmill

GLENBORRODALE, ACHARACLE, PH36 4JP



Glenborrodale

ACHARACLE, PH36 4JP

Situated in beautiful grounds, The Old Sawmill is perfectly located to explore the Ardnamurchan Peninsula, the most westerly point of the Scottish mainland. The unspoilt and spectacular surroundings which makes the area such a desirable and attractive escape from the stresses of modern day life. The area is a popular tourist destination with Ardnamurchan appealing to a variety of visitors, given its geographical position. There has been a recent development of a whiskey distillery on the Ardnamurchan Peninsula which is now a firm favourite on the whiskey trail.

Glenborrodale is situated on the southern shore of the picturesque Ardnamurchan Peninsula. This location is perfect for those who appreciate the beautiful scenery and a more relaxed way of life, the area offers some of the most outstanding coastal scenery together with an abundance of wildlife. Otters, seals, porpoises, pine martens, deer, golden and white-tailed eagles and a wide range of other birdlife are frequently spotted in the area. Sailing, angling, kayaking, whale watching and photography are just some of the activities you can enjoy. Local amenities are available in the nearby villages of Salen and Acharacle including a primary school, doctor, dentist, shops and hotels. There are also many great, white sandy beaches to relax upon and marvel at the turquoise waters and a short drive away is Ardnamurchan Lighthouse where you can enjoy afternoon tea.

Visitors enjoy taking the ferry from Kilchoan on a day trip across to Tobermory on the Isle of Mull, where you can spend the day enjoying the delights of the island.

Fort William which is the nearest main highland village is approximately thirty-two miles via the Corran ferry route, there is a further range of shops, supermarkets, hotels, banks, offices etc. Fort William is well known as the "Outdoor capital of the UK" with sailing, kayaking, mountain sports, hiking, skiing, and world-class mountain bike courses. This part of the Highlands is now easily accessible to travellers from further afield the London to Fort William train route.

The tranquillity of this location is only broken by the sound of birds singing, this stunning area provides the perfect highland location to live.





The Old Sawmill

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The Old Sawmill is privately situated and surrounded by a lovely large garden, this charming, coastal, detached whitewashed stone cottage has many pleasing features. The cottage has lovely open views to the surrounding hills and mountains.

The Old Sawmill was built many years ago as the powerhouse to Glenborrodale Castle, the cottage has been tastefully upgraded and refurbished and provides generous comfortable accommodation. There are three tastefully-presented bedrooms and a spacious open plan living area with a welcoming wood burning stove. The kitchen is well-equipped with a generous area for dining. The accommodation briefly consists of three bedrooms, two doubles and one twin. Family bathroom with complementary tiling, separate WC. Open plan living area with kitchen, dining and sitting area with feature fire surround and wood burning stove, fully equipped utility room with access to the rear.

The driveway to the cottage is bordered by a mixture of lovely plants, the fully enclosed front and rear garden is a fantastic place to sit and enjoy outside dining whilst soaking up the wonderful views and watching the small stream bubbling by.

The property benefits from excellent storage throughout. The large storage shed and the old mill workshop offers additional space, ideal for vehicles, plant and machinery. This provides an area that is flexible in its use and would be ideal for a business that operates from home. These areas also offer further development potential for a number of uses including further accommodation or self catering

accommodation subject to the necessary change of use and planning consent.

- KEY FEATURES:**
- Secure enclosed private garden.
 - Former sawmill which provides a large storage/workshop area.
 - Electric central heating with a wood burning stove.
 - WiFi.
 - Ample off road parking for a number of vehicles.
 - Secure bike storage
 - Rear terraced garden
 - Coast and shoreline at end of the driveway

This coastal holiday let is very popular and has an extended season providing an excellent income and investment to its current owners. This sale offers a turn key opportunity, the current business figures are available to interested parties after viewing. The business, goodwill, future bookings and contents of the cottage are available by separate negotiation.

The cottage has been let out now for 3 consecutive years and has the 2017, 2018 & 2019 Certificate(s) of Excellence by Trip Advisor. It also features as number one in the listings due to the consistently highest levels of reviews in the area.

Early viewings are highly recommended and by appointment only.





Lounge, Kitchen & Utility



Bedrooms



Bathroom



Specifications

FLOOR PLAN, DIMENSIONS & MAP



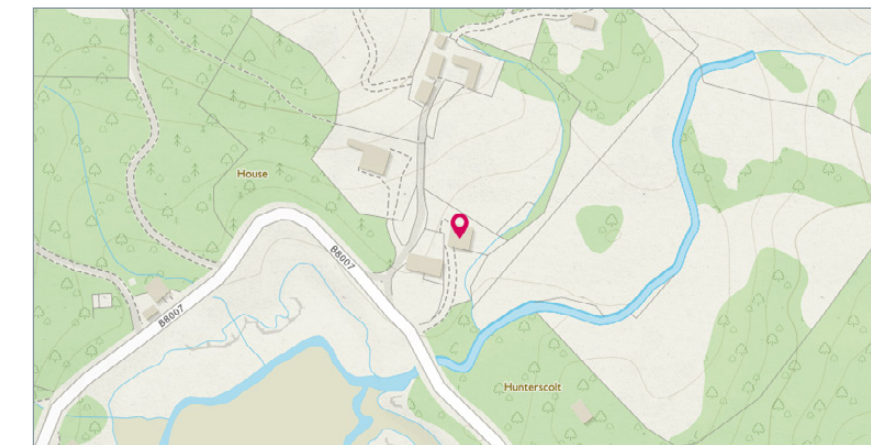
Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	7.50m (24'7") x 3.50m (11'6")
Utility	2.40m (7'10") x 2.00m (6'7")
Bedroom 1	3.40m (11'2") x 3.00m (9'10")
Bedroom 2	3.30m (10'10") x 2.90m (9'6")
Bedroom 3	3.90m (12'10") x 3.00m (9'10")
Bathroom	2.30m (7'7") x 1.50m (4'11")
WC	1.70m (5'7") x 0.90m (2'11")
The Old Sawmill Storage 1	5.00m (16'5") x 4.90m (16'1")
The Old Sawmill Storage 2	14.00m (45'11") x 5.50m (18'1")

Gross internal floor area (m²): 87m² | **EPC Rating:** E

Extras (Included in the sale): All fixed floor coverings and blinds where applicable, the contents to run the holiday let are available by separate negotiation and will be confirmed on viewing. The property benefits from 20 mbps Broadband now and FTTP will be available shortly which would benefit those working from home.

Directions: From the A82 travelling north towards Fort William, cross to the Ardnamurchan Peninsula via the Corran Ferry and after disembarking turn left onto the A861 and follow the road for 24.1 miles. Turn left at Salen, signposted for Glenborrodale and continue for a further 7 miles. The entrance drive and gates are on the right which has the house name displayed.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01397 600 006

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
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Text and description
ANDREW REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer