

DRIMNATORRAN FARM

Anaheilt, Strontian, Highland, PH36 4JA



**McEwan Fraser Legal**
Solicitors & Estate Agents



STRONTIAN

Strontian, a flourishing tourist destination situated at the top of Loch Sunart, has much to offer both visitors and longer-term residents who wish to settle into a relaxed, outdoor lifestyle. In the past, the village was renowned for its mines with the element Strontium being discovered here, making it a worthwhile destination for many geologists.

The Tourist Information Office, Post Office and other local amenities mean Strontian is an excellent starting point for visitors wanting to explore the peninsula and surrounding areas. There is a range of walking and climbing routes, to suit all abilities that show the beautiful scenery off to its greatest advantage. Ariundle, a local oak wood is a fine example of this and offers remote scenery all around. In Summer months, wild meadows of bluebells, primroses and mosses cover the ground, attracting all sorts of bird and butterfly life. It is a haven for both nature and those who come to observe it. Stargazers, in particular, are appreciative of the non-existent light pollution and clear skies.

The village opens up the use of its slipway to visitors and is suitable for all small craft, irrespective of the tide, meaning sea fishing is popular within the area. Freshwater fishing on Loch Shiel, Loch Doilet and nearby rivers is also available and boats can be hired for a reasonable rate. For the more adventurous, canoeing and other watersports are a perfect way to spend an afternoon taking in the scenery from a different perspective.

Castle Tiorin is situated on the rocky, tidal island of Elean Tioram, the cornerstone between Loch Moidart and the River Shiel. The construction itself is a particular highlight of the local area, surrounded by villages with a strong community ethos that are proud of their history, traditions and craft heritage.

There are primary and secondary schools located in the village, both of which are short distances from the central location of the property. The Farmhouse is approximately 45 minutes away by car from Fort William, which provides excellent transport links to Glasgow and Inverness via bus and rail.

A beautiful highland village, well known for its welcoming local community.





DRIMNATORRAN FARM AS A WHOLE
CONSISTS OF THE MAIN FARMHOUSE WITH
A THREE-BEDROOM LETTING LODGE, THE
WORKING FARMLAND AND THE NEWLY BUILT
LUXURY TWO-BEDROOM GRANT COTTAGE.

The Farmhouse and surrounding forty-seven acres
is multi-faceted offering further potential for its new
owners. The land, partly used for grazing with several
separate fields also has the added benefit of multiple
outbuildings nearby that could provide further
commercial uses or residential accommodation.



FARMHOUSE & HOLIDAY LET LODGE

The Farmhouse is a listed building and was constructed in 1834. It has been extensively renovated from 2011 to a high standard and includes a new farmhouse style kitchen and is in truly walk-in condition. The style of decoration has been sympathetic to the property's former roots and its rural location thoughtfully extended to provide generous accommodation which superbly blends new with traditional finishes providing a superior home. Tastefully decorated the farmhouse serves as the perfect base to enjoy stunning views that can be seen from every window.

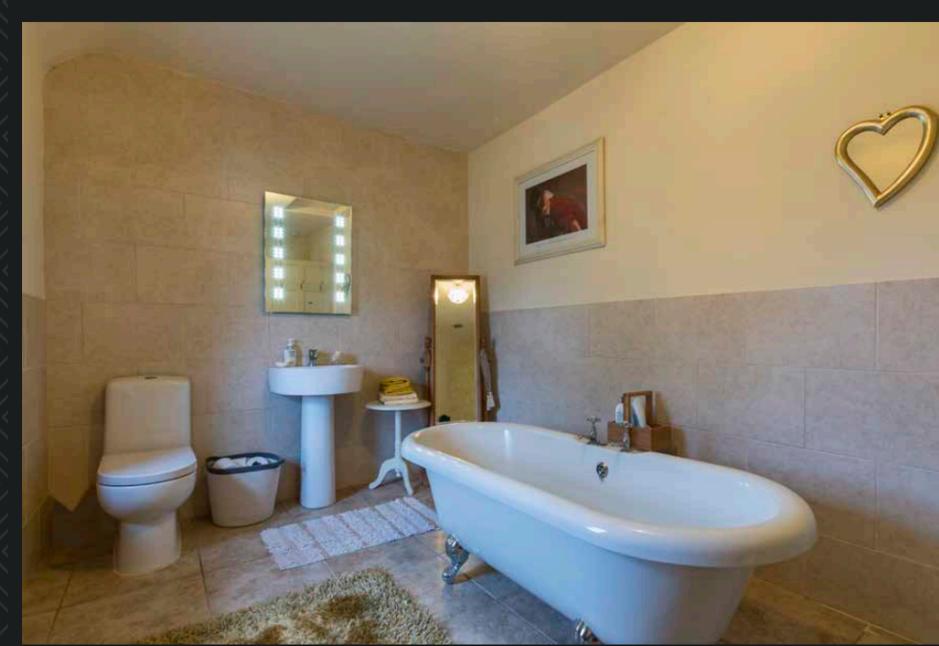
Overall, the property has five, well proportioned double bedrooms that have windows overlooking both the rear and front gardens. One of these has a modern ensuite and others have added features such as walk-in wardrobes, double windows and even a fuel stove. Each room is unique but all five feel spacious and bright.

The gentle hills and pastureland are incredibly peaceful, one of the main attractions for potential guests who stay in the self-contained, three-bedroom section of the property. This is fully equipped and easy to maintain, providing an excellent source of income throughout the year. This area does have its own external door, as well as a lockable internal door to either join or separate it from the main farmhouse. The living lounge area has floor to ceiling windows, flooding the area with light throughout the day and creating a relaxing atmosphere for visitors. Overlooking the garden, it allows you to appreciate the natural beauty that surrounds the property, no matter what the weather brings.





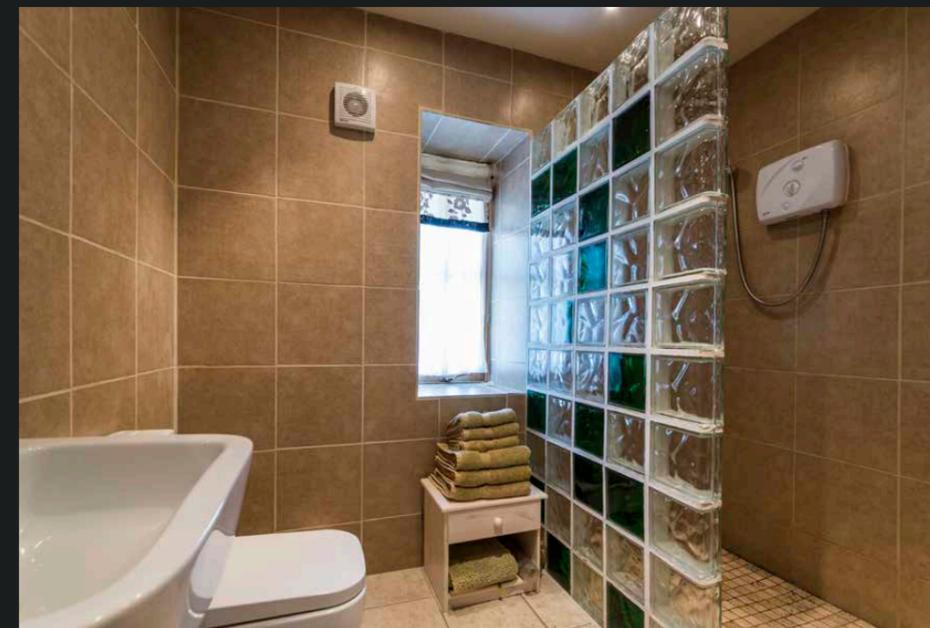
KITCHEN, LARDER, UTILITY & FAMILY ROOM



BEDROOMS, EN-SUITE
& BATHROOM

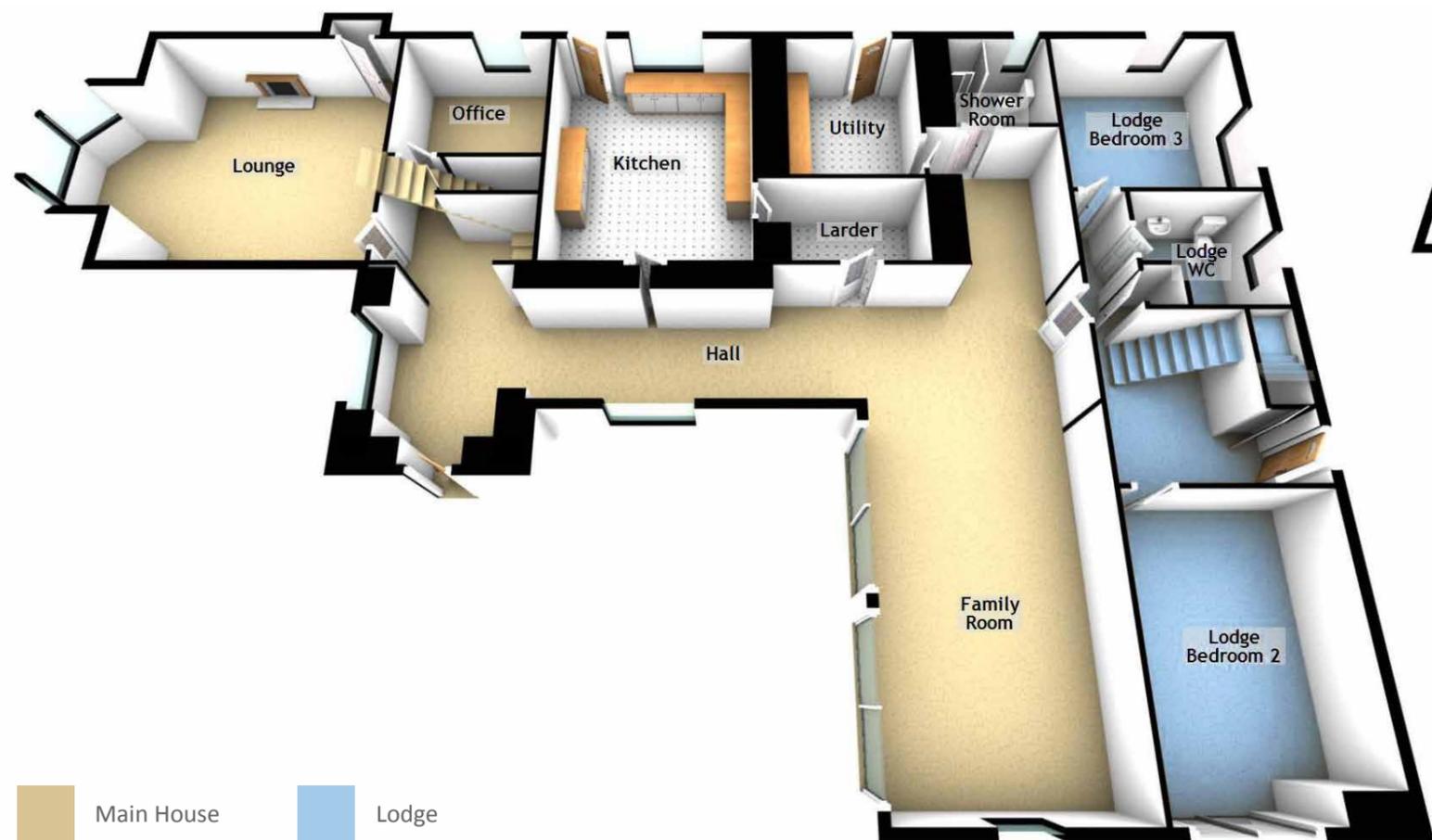
LODGE HALL, LOUNGE & KITCHEN





LODGE BEDROOMS,
BATHROOM & SHOWER ROOM

SPECIFICATIONS & DETAILS



Approximate Dimensions (Taken from the widest point)

Lounge	6.44m (21'2") x 5.20m (17'1")
Office	3.00m (9'10") x 2.80m (9'2")
Kitchen	5.20m (17'1") x 4.00m (13'1")
Utility	3.30m (10'10") x 2.60m (8'6")
Larder	2.60m (8'6") x 1.82m (6')
Shower Room	2.10m (6'11") x 2.00m (6'7")
Sun Room	6.75m (22'2") x 4.07m (13'4")
Bedroom 1	4.40m (14'5") x 4.00m (13'1")
Bedroom 2	4.40m (14'5") x 4.00m (13'1")
En-suite	2.76m (9'1") x 2.20m (7'3")
Bathroom	4.00m (13'1") x 2.74m (9')
Lodge Lounge	7.88m (25'10") x 4.00m (13'1")
Lodge Kitchen	4.90m (16'1") x 4.04m (13'3")
Lodge Bedroom 1	5.14m (16'10") x 4.60m (15'1")
Lodge Bedroom 2	5.21m (17'1") x 3.62m (11'10")
Lodge Bedroom 3	3.62m (11'10") x 3.60m (11'10")
Lodge Bathroom	2.77m (9'1") x 1.91m (6'3")
Lodge WC	2.55m (8'4") x 2.42m (7'11")

Extras (Included in the sale): Fixtures and fittings and integrated appliances are included where applicable, some farm machinery is available by separate negotiation.

DRIMNATORRAN FARMLAND



The farmland has been further developed and now has fields and meadows. The current owners have many farm animals including ducks, geese and cattle, this provides an ongoing supply of high-quality produce. There is great potential to increase this area of the business if required and there is the opportunity to purchase

the animals by separate negotiation. The property also has its own water supply, polytunnel, vegetable plots and two covered barns. In addition, there are large ruined outbuildings which with the relevant planning presents further commercial and residential development opportunities.



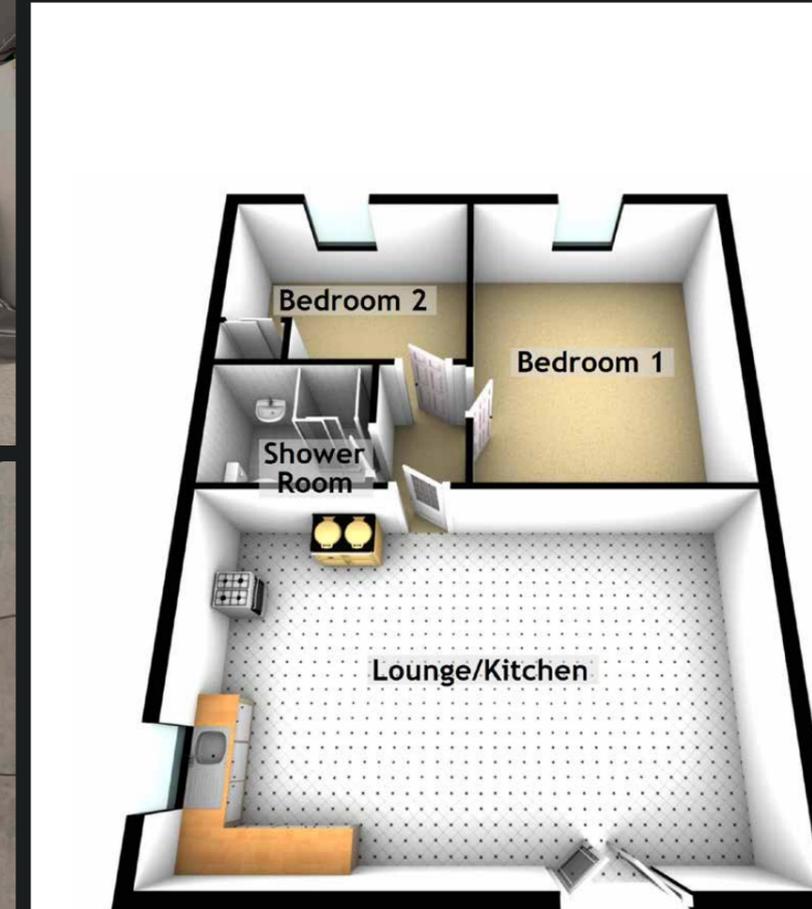
GRANT COTTAGE

This newly completed Grant Cottage has its own title and boundary and has been completed to a very high standard to suit the holiday let market. The property has many pleasing features and includes a large decked area and jacuzzi, ideal for outside entertainment. Briefly, the property consists of a generous open plan kitchen and lounge area with space for dining, two double bedrooms and a large luxury shower room.

A fantastic business and lifestyle opportunity with unlimited potential from the farm and holiday letting business. Viewings are strictly by appointment only.



SPECIFICATIONS & DETAILS



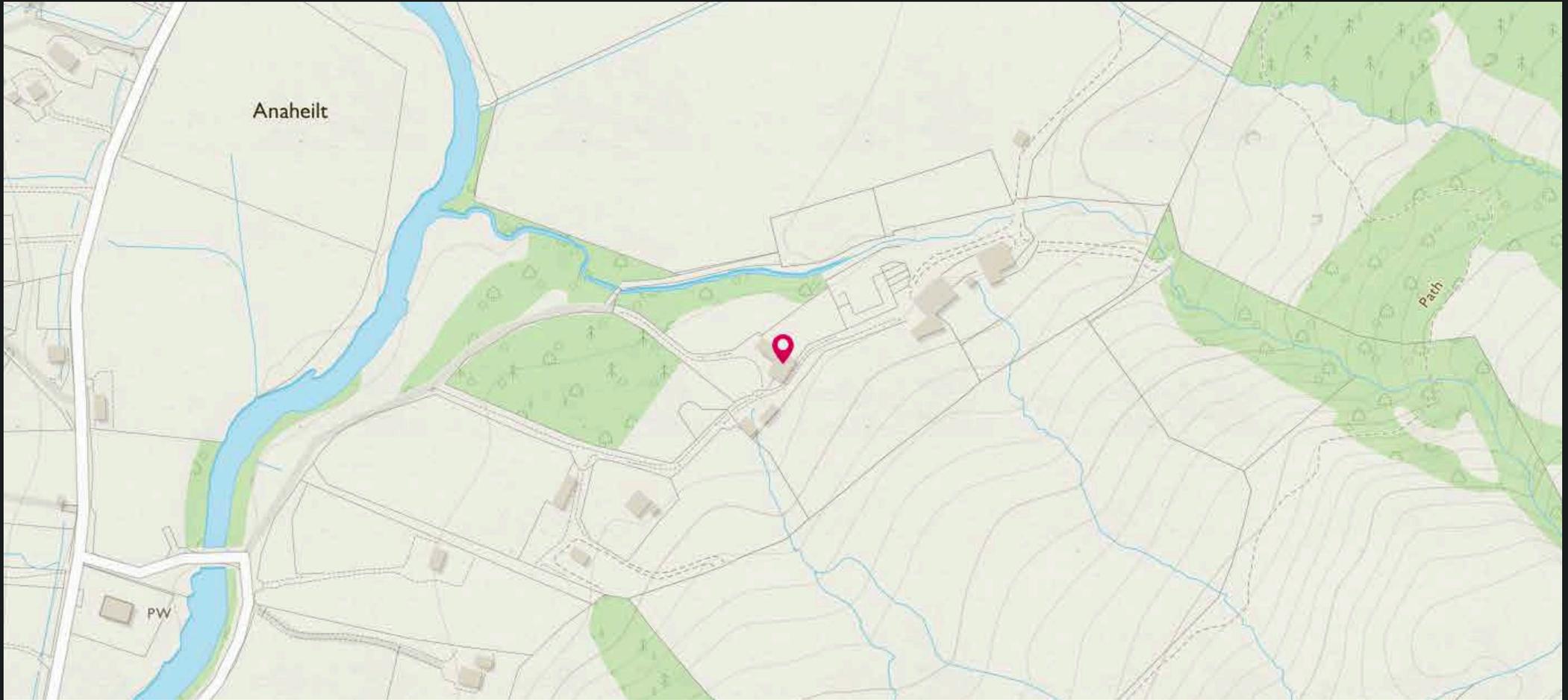
Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	7.30m (23'11") x 4.70m (15'5")
Bedroom 1	4.70m (15'5") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 2.80m (9'2")
Shower Room	2.20m (7'3") x 1.80m (5'11")

Extras (Included in the sale): Fixtures and fittings and integrated appliances are included where applicable, some farm machinery is available by separate negotiation.

GRANT COTTAGE BEDROOM & SHOWER ROOM





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