

Dale Cottage

Glenborrodale, Archaracle, Argyll







Dale Cottage

Glenborrodale, Archaracle, Argyll, PH36 4JP

An attractive cottage on the
stunning Ardnamurchan Peninsula
overlooking Glenborrodale Bay.

Salen 7 miles, Fort William 40 miles, Inverness 118 Miles, Glasgow 132 miles
(All distances are approximate)

Entrance hall | Sitting room (with wood burning stove) | Kitchen | Family bathroom | Boot room

Three bedrooms | Shower room

Front and rear garden with attractive burn

Shed with 30kW biomass boiler

Wonderful views overlooking Glenborrodale Bay

About 0.28 Acres

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Situation

Dale Cottage is situated on the southern shores of the stunning Ardnamurchan Peninsula with wonderful views overlooking Glenborrodale Bay on Loch Sunart and the Movern Hills beyond. The nearby villages of Salen (7 miles) and Acharacle (9½ miles) have a range of local services including several shops, medical practice, dentist surgery, hotels, restaurants, pubs and a primary school. There is a secondary school in Strontian (16 miles). More extensive services can be found in Fort William (40 miles).

The countryside around Dale Cottage is some of the most spectacular in Scotland, a fantastic base for exploring the peninsula with a great variety of outdoor activities available. Fishing, sailing, mountain biking, kayaking, and whale watching are all available nearby. As well as an outstanding coastline, there is an abundance of wildlife in the area including otters, seals, porpoises, deer, golden and white-tailed eagles.

Description

Dale Cottage is a traditional stone constructed cottage situated on the southern shores of the Ardnamurchan Peninsula. The cottage is accessed just off the main road (B8007) and is situated in a private position with a backdrop of mixed mature woodland and a lovely south facing position overlooking Glenborrodale bay.

Benefitting from double glazing and biomass heating system, the accommodation is laid out over two storeys as follows:

Ground floor: entrance hall, sitting room (with wood burning stove), kitchen, family bathroom and boot room.

First floor: Three bedrooms and shower room

Outside the house there is an enclosed front garden and area of lawn to the rear. There is also an outbuilding which houses the 30kW biomass boiler. The garden is surrounded by mature attractive woodland. Adjacent to the property is access to the shores of Glenborrodale Bay.



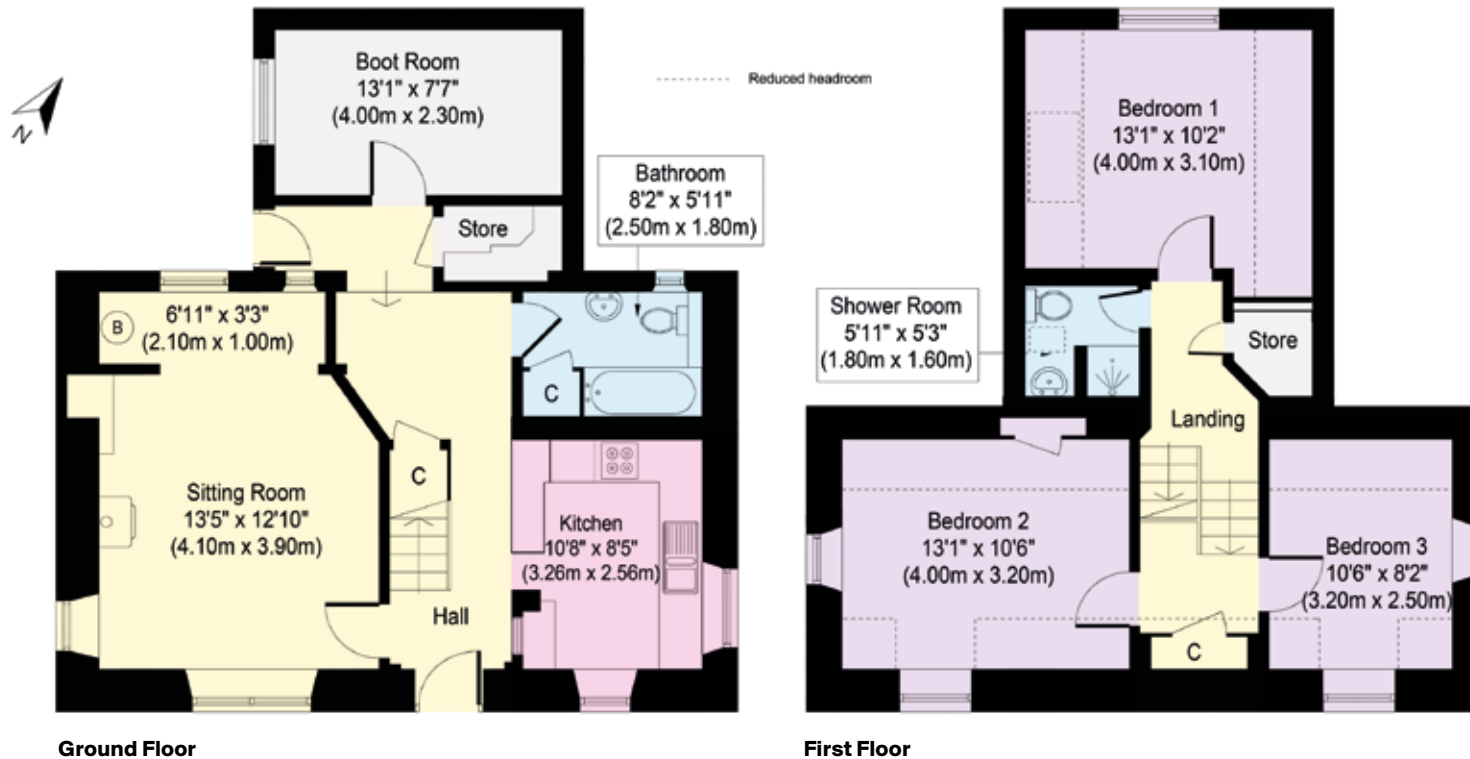


Directions

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 until reaching the village of Salen. Turn left at Salen, signposted for Glenborrodale and continue for about a further 7 miles. Dale Cottage is on the right opposite the red telephone box.

Approximate Gross Internal Floor Area
1,171 sq ft / 108.8 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars



Solicitors

Restitution Ltd
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EH3 6AD
Tel: 07547824773
Email: frances@restitutionltd.co.uk

Local Authority

The Highland Council
Glenurquhart Road
Inverness
IV3 5NX
Tel: 01349 886606

Entry

Entry is available by arrangement with the seller.

Residential Schedule

Property	Occupancy	Services	Council Tax	EPC Rating
Dale Cottage	Vacant	30kW biomass, private (filtered) water supply and private drainage.	E	G

Viewing

Strictly by appointment with the Joint Selling Agents Knight Frank (tel 0131 222 9600).

Renewable Energy System

There is a 30kW wood pellet biomass boiler system heating the property. It receives an RHI payment on a quarterly basis. This equates to about £1,400 per annum. The current contract will expire in 2025. The seller will assist in the transfer of the contract to the purchaser. Details of the contracts are available from the Selling Agents.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank / funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

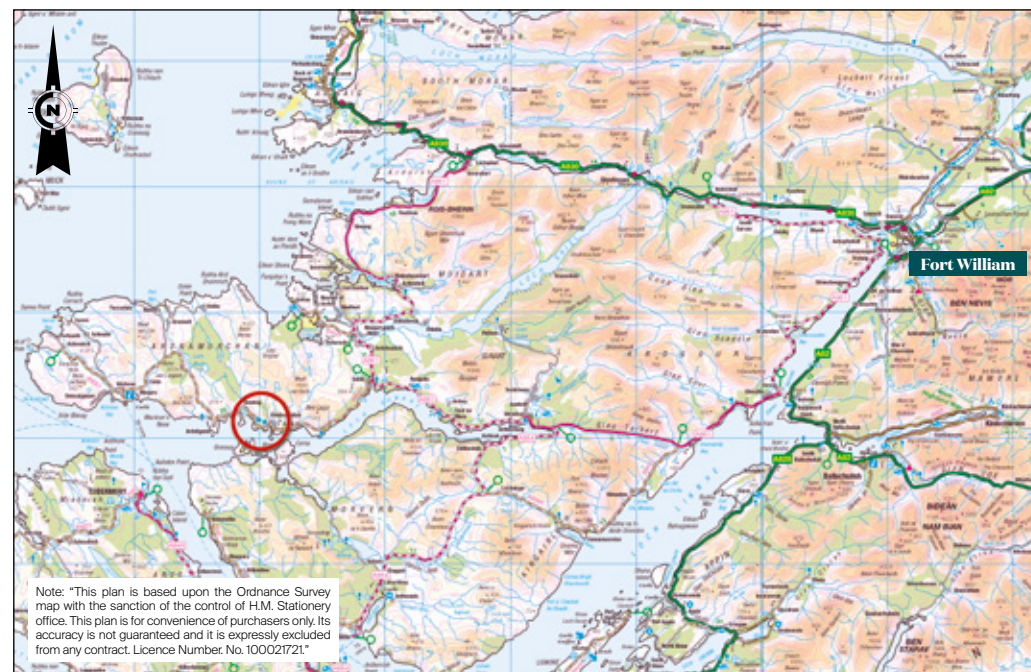
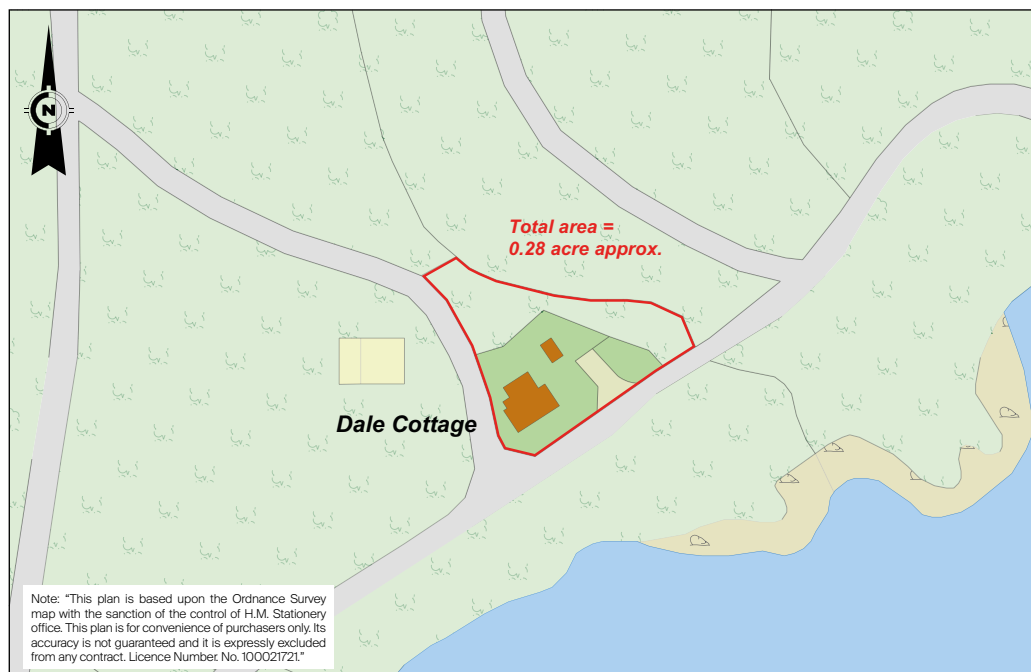
Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated December 2020. Photographs dated November 2020. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com.

