



# Moorfield House

Shielbridge Acharacle Highland PH36 4JZ

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 **Bell  
Ingram**



## An opportunity to acquire a delightful three-bedroom detached villa, set within mature grounds extending to approximately 0.45 acres and located on the fringe of the picturesque highland village of Acharacle.

- Architect designed detached property.
- Three bedrooms including master bedroom suite
- Wonderful family home with holiday letting potential
- Mature gardens with private setting
- Parking for several vehicles
- Large storage shed and newly constructed workshop
- Covered parking with electric charging point
- Polytunnel and greenhouse
- EPC Rating B86

Fort William 36 miles – Oban 64 miles – Glasgow 127 miles

### Description

Situated on the fringe of the popular Highland village of Acharacle, Moorfield House offers buyers an opportunity to acquire a well-presented three-bedroom, architect designed property, set within landscaped grounds extending to an area of approximately 0.45 acres

The property is entered from the side elevation, with a ramped entrance pathway leading to the main door which in turn, opens into a combined kitchen and dining area. The kitchen design features a range of traditional farmhouse style wall and floor units, complemented by a contrasting marble effect work top. French doors open out to the external patio, also flooding the room with natural daylight. The layout features a range of integrated appliances, including a gas and electric rangemaster and dishwasher.

Positioned adjacent to the kitchen, the family living room is flooded with natural daylight thanks to triple aspect windows. French doors give access to the external patio, effortlessly expanding this wonderful living space to the outdoor BBQ area.

The property benefits from a ground floor bedroom which has recently been adapted for use as a home office and study. This room also enjoys open views out to the front and side gardens. A central hallway gives access to the utility room, which in turn gives access to a ground floor WC. Additional storage space is located within the central hallway.

Two further bedrooms are located on the upper floor of the property, each benefiting from en-suite bathroom facilities. The master

bedroom enjoys a full-height ceiling design, giving the space a feeling of grandeur. Patio doors open to an external balcony, a glorious place in which to sit and enjoy views across the gardens and surrounding countryside. The sizable master bedroom en-suite features a full-sized bath and separate shower cubicle, with a Velux roof window offering natural daylight. A walk-in closet and separate cupboard are also accessed within the master bedroom suite.

A doorway from the upper landing gives access to the plant room which houses the modern hot water and heating system, also offering an element of storage space.

### External

The property is approached by a gated gravel driveway, offering parking for several vehicles. Originally forming part of the local estate house, a sizable workshop provides storage for boats and water sports equipment. A bespoke garage has also recently been constructed, offering secure workshop space, with a covered carport located adjacent to the drive, complete with electric car charging point.

Mature gardens extend around the property, mainly laid to lawn, with a selection of trees and shrubs located around the perimeter. A pond is located within the grounds to the rear of the house, with a stone flag patio area located to the front of the property. A polytunnel and greenhouse are also positioned within the garden, perfect for those looking to enjoy a home grown produce.

The gardens are a haven for wildlife come up with regular sightings of deer, badgers, pine martens and red squirrels. Sea Eagles are a regular sight in the skies above the house, and over 35 species of birds have been spotted enjoying this glorious garden setting.



### Location

Moorfield House sits in Shielbridge, close by to the village of Acharacle on the Ardnamurchan peninsula. The tip of the Ardnamurchan peninsula is the most westerly point of the British Mainland and this secluded corner on the west coast must be one of the most beautiful and unspoilt areas of Scotland with its lovely sheltered sea lochs dotted with small islands and the wooded hills rising steeply from the shores.

The Ardnamurchan peninsula is renowned for a variety of outdoor sights and activities available in the most magnificent surroundings. These include the lovely sandy beaches of Sanna Bay, the walking, deer stalking, fishing on rivers, hill and sea lochs, the picturesque ruin of Castle Tioram, bird watching and wide variety of flora and fauna.

Local facilities, including a hotel, can be found in the nearby village of Salen, whilst the village of Acharacle supports an active community and offers the usual village amenities complete with two hotels, an excellent garage, a post office, tearoom and an artisan shop. In addition, there is a doctors' surgery, several churches and a well-respected local primary school. There is a newly-built secondary school in the village of Strontian.

### Directions

From Fort William, take the A82 south, signposted towards Oban. Continue for approximately 8 miles, taking the right turn to cross the Corran Ferry.

Upon disembarkation from the ferry, turn left and follow the A861 for approximately 28 miles before bearing left before Sheil Bridge, following signs for Sheilfoot.

Continue along the road for approximately 300 yards before turning left into the driveway to Moorfield House. Parking is available within the grounds.

### Services

Mains electricity, mains water, electric heating, electric hot water with additional solar water heating, bottle gas for cooker, underfloor heating throughout, BT phone and internet connectivity, mains drainage.

### Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

### Fixtures, Fittings & Equipment

Fixtures and Fittings to be included in this sale by express agreement. White goods are not included.

### Council Tax

Highland Council Band D

### EPC Rating – D65

### Possession

Vacant possession and entry will be given on completion.

### Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Under the 5th directive of the Money Laundering Regulations 2019, effective from 10th January 2020, we are required to carry out anti-money laundering due diligence on the successful purchaser to allow completion of the sale.

### Viewings

Strictly by appointment through the sole selling agents. If there is a particular aspect of the property which is important to you, then please discuss it with a member of Bell Ingram staff before viewing in order to avoid a wasted journey.

### Particulars and Photographs

April 2023

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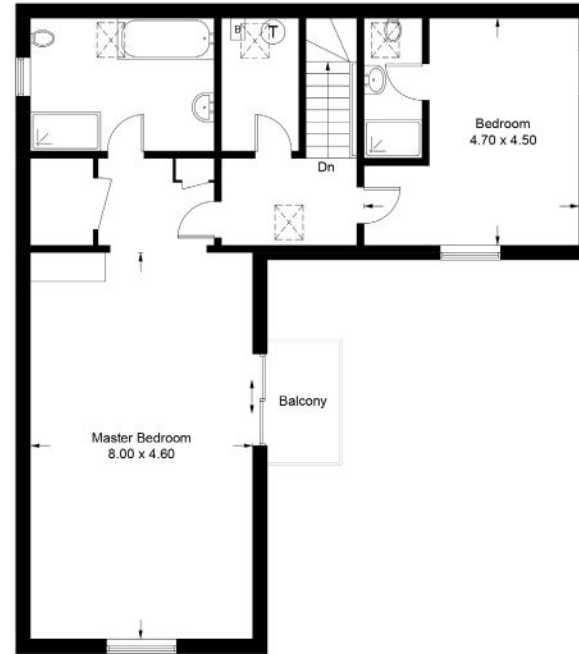


# Moorfield House, Shielbridge, Acharacle, Highland, PH36

Approximate Gross Internal Area = 167.7 sq m



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID958893)





**Moorfield House Land Area**  
**Approximately 0.45 acres (0.18 hectares)**

Moorfield House

0m 5m 10m 15m

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LANDMARK INFORMATION





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