



Faery Fort, Camusluinie, Near Kyle of Lochalsh, IV40 8EA
Offers Over £240,000

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Enjoying an elevated position in the peaceful rural setting of Camusluinie, Faery Fort is an appealing detached home with far-reaching views towards the Killilan Mountains. The property offers three bedrooms, flexible accommodation and a generous garden extending to approximately 0.75 of an acre.

- Detached Property
- Generous Living Accommodation
- Wood Burning Stove
- Generous Garden Grounds
- Peaceful Location
- Ideal Family Home
- Three Bedrooms
- Ample off road parking
- Three Bedrooms

Services

Mains Electric. Private water supply. Drainage by way of septic tank.

Tenure

Freehold

Council tax

Band D

Property Description

Enjoying an elevated position in the peaceful rural setting of Camusluinie, Faery Fort is an appealing detached home with far-reaching views towards the Killilan Mountains. The property offers three bedrooms, flexible accommodation and a generous garden extending to approximately 0.75 of an acre.

The ground floor comprises an entrance hall, an open-plan kitchen, dining and sitting room, a utility room, shower room and bedroom. Upstairs, the landing leads to two further bedrooms and a bathroom.

Further features include oil-fired underfloor heating, double-glazed windows and doors, built-in storage and a wood-burning stove.

The house is approached through double wooden gates, opening onto a sweeping driveway and gravel parking area. The enclosed garden extends to approximately 0.75 acres and is mainly laid to lawn, with mature trees and shrubs. There is also a small wood store to the rear of the house and a larger wooden shed, set on a concrete plinth, near the entrance.

A charming home in a picturesque Highland setting, with the surrounding landscape providing a wonderful backdrop. Camusluinie is a small, peaceful rural settlement in Glen Elchaig, in the Lochalsh area of the Highlands. Surrounded by rugged mountain scenery and close to the River Elchaig, it offers a secluded countryside setting. The village of Dornie is approximately 8 miles away, with the wider amenities of Kyle of Lochalsh around 16 miles away.



Entrance Hall (9' 1" x 11' 6") or (2.77m x 3.51m)

Wooden exterior door with frosted glass pane and adjacent frosted glass panel lead to entrance hall with wooden staircase to first floor and access to the kitchen, ground floor bedroom and shower room. Understair storage. Tiled floor and painted walls.

Shower Room (7' 9" x 4' 11") or (2.36m x 1.49m)

Shower cubicle with aqua panels, glass door and electric shower, pedestal sink and WC. Tied floor and painted walls.

Bedroom 3 (11' 0" x 9' 7") or (3.36m x 2.92m)

Ground floor bedroom with windows to rear and side elevations. Built in cupboard, wood laminate flooring and painted walls.

Open Plan Kitchen/Lounge/Dining Room (31' 6" x 19' 8") or (9.61m x 6.00m)

Open plan living area incorporating kitchen, dining area and lounge. Bright spacious room with multiple windows. Tiled flooring and walls are painted in a neutral colour.

Kitchen Area - wall and base units, integrated dishwasher, fridge freezer, 4 ring electric hob and oven, extractor fan and stainless steel sink with draining board. Space for white goods. Cupboard with boiler and underfloor heating mechanism. Breakfast bar area. Window to the front elevation

Dining and lounge areas - multiple windows make this a very bright area. Sliding patio doors lead to the exterior. Wood burning stove set in attractive alcove.

Utility Room (5' 1" x 4' 6") or (1.56m x 1.38m)

Useful utility room with tiled floor, painted walls. Wooden exterior door with frosted glass panel leads to back garden. Window to the side elevation. Consumer unit.

Landing (6' 5" x 6' 10") or (1.96m x 2.08m)

Landing access to first floor rooms with front facing velux window, storage cupboard, carpeted floor and painted walls.

Bedroom 2 (14' 0" x 10' 9") or (4.27m x 3.27m)

Bedroom with velux window to rear elevation and window to front elevation. Two built in cupboards with wooden vented doors. Built in shelving areas. Carpeted floor and painted walls.

Bathroom (6' 10" x 6' 10") or (2.09m x 2.09m)

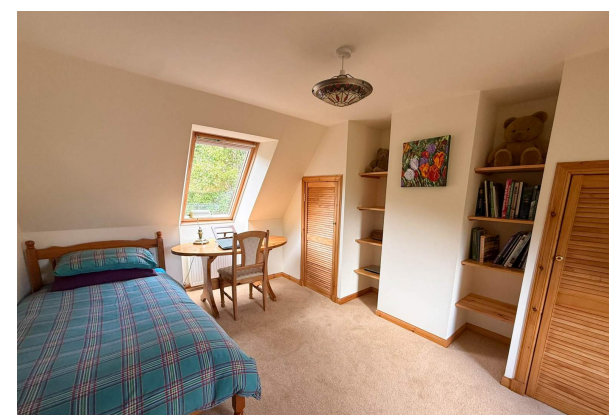
Bathroom with bath, pedestal sink and WC. Painted walls and carpeted floor. Rear facing Velux window.

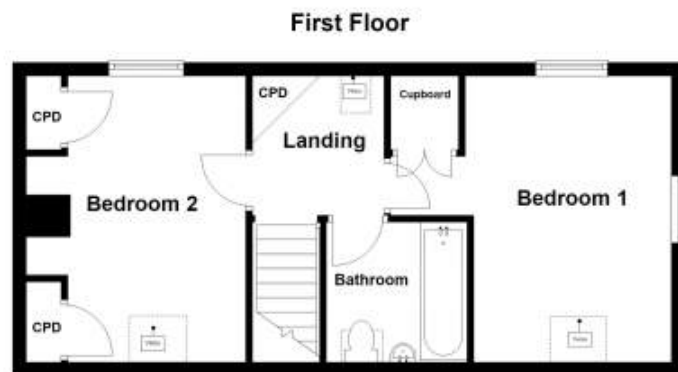
Bedroom 1 (13' 8" x 9' 9") or (4.17m x 2.97m)

Bedroom with Velux to rear elevation and windows to front and side elevation. Built in cupboard. Carpeted floor and painted walls.

External

Entrance to the property is through double wooden gates and the driveway sweeps round to the right. The enclosed garden extends to approximately three quarters of an acre and is mainly laid to lawn with some mature trees and bushes. The area around the house is laid to gravel as is the driveway. There is a wood store/ garden shed at the back of the house and a larger shed at the entrance.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A		93	(92+) A		
(81-91) B			(81-91) B		
(69-80) C	73		(69-80) C	73	80
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.