



7 bedroom villa with magnificent views

Glenmorven House, Onich, Fort William, PH33 6SD

Entrance hallway • Drawing room • Sitting room
Conservatory • Dining room • Kitchen • Utility room
Principal bedroom suite • 6 further bedrooms (4 en suite)
Gym • Sauna • Garage • Roof terrace

Glencoe – 15 miles
Fort William – 12 miles
Glasgow Airport – 88 miles
Edinburgh Airport – 115 miles

Situation

Glenmorven House is situated on the shores of Loch Linnhe, a west coast sea loch which ultimately feeds into the Atlantic Ocean. The property has direct access to the beach and its own private pier with slipway to the sea. From the house and gardens you can enjoy some of the finest views in Scotland overlooking Glencoe to the east, Ardgower and Morven in the west and also towards Ben More on Mull.

The picturesque and sought-after village of Onich is approximately 12 miles south of Fort William. More locally, Ballachulish offers amenities with a small supermarket, while Glencoe caters for further everyday essentials. Fort William and Oban are also within easy reach by road and both offer specialist shops, supermarkets, restaurants and a range of professional services, with railway stations providing regular services to Glasgow and a direct overnight sleeper service to London from Fort William. The surrounding area boasts a wealth of sporting and recreational opportunities including some of the best skiing, climbing, hillwalking, sailing, fishing and shooting in Scotland. Glencoe (approximately 15 miles) is a challenging skiing area with

chair lifts to a range of slopes while the Nevis range approximately 7 miles north of Fort William offers gondola access to the skiing area adjacent to Ben Nevis.

Description

Glenmorven House was built in 1901 for the pier master of Onich and is one of the very few properties that were allowed to be built between the road and the sea. Glenmorven House owes its unique situation to this part of local history. Formerly Onich was a stopping off place for the steamers from Oban up the Scottish west coast at a time when the main form of transportation was by sea. If a steamer was required the pier master would run up a flag and a steamer would call in. When the steamer service stopped the house was converted to a private school until it was changed to a small hotel which operated for over 30 years. The current owners purchased the house in 1999 and transformed it from a small hotel to a wonderful private lochside seven bedroom residence. It is a detached two storey property under a Ballachulish slate roof with a single storey extension to the front featuring a stunning roof terrace which overlooks the sea loch.

Glenmorven House sits in a generous plot surrounded by mature and manicured gardens which lead to the beach.





Access to the house is via private, gated tarmac road leading to a gravel carpark in front of the house. The accommodation on the ground floor begins with an entrance hallway which leads into a beautiful reception hall. Off here is the drawing room with marble fireplace and which leads to the conservatory with magnificent views to Loch Linnhe. There is a sitting room with bay window looking across the water, and a substantial and formal dining room which also overlooks the sea. Three comfortable double en suite bedrooms can be found on this level. A modern fitted kitchen has a four oven AGA in the contemporary shade of Powder Blue at its heart, with a well equipped utility room, gym/sauna and single attached garage completing the ground floor. The upper floor accommodation comprises two en suite bedrooms, the luxurious principal bedroom suite with bathroom and separate dressing room, and an additional bedroom with fireplace currently used as a home office. There is access on the first floor to an impressive and substantial roof terrace with glazed balustrade taking full advantage of the breathtaking views.

The grounds surrounding the property include landscaped gardens with mainly lawned areas leading to the beach where there is a private pier and slipway, making this an ideal property for a boat owner. There is also a hardwood greenhouse and hot tub.

Local Authority

Highland Council
Council tax band - G

EPC Rating - Band E**Servitude rights, burdens and wayleaves**

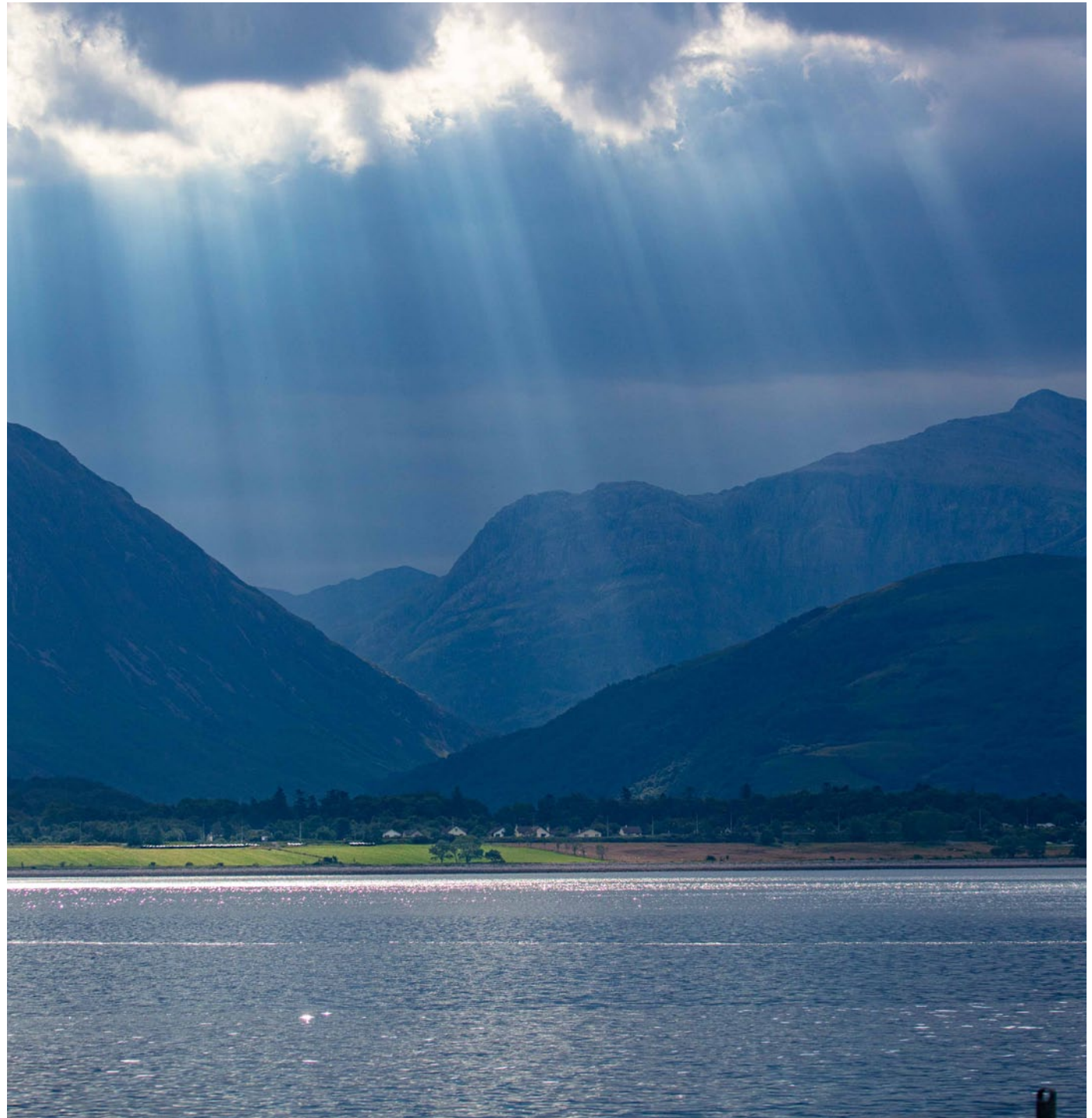
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, 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.

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.





Viewing

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Purchase price

Within 7 days of the conclusion
of Missives a deposit of 10% of
the purchase price shall be
paid. The deposit will be
non-returnable in the event of
the Purchaser(s) failing to
complete the sale for reasons
not attributable to the Seller or
his agents.









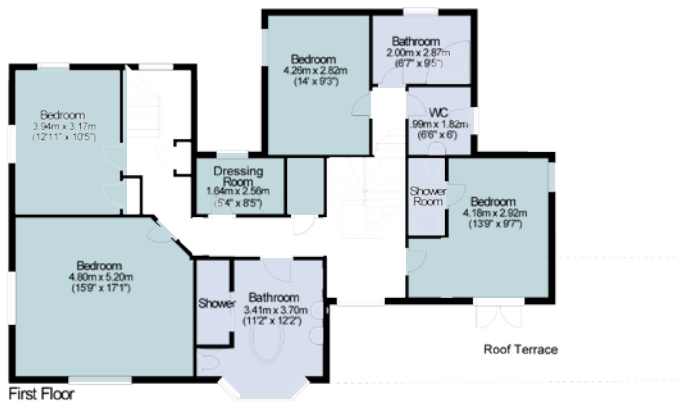




Glenmorven, Onich
Gross internal area(approx.): 347.6 sq m (3740.9 sq ft)

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