



CROSS BOTHY | GLENANCROSS | MORAR | BY MALLAIG | PH40 4PD



**GUIDE PRICE: £250,000**

Quietly situated in the heart of the coastal settlement of Glenancross, near the village of Morar, Cross Bothy forms a traditional, end-terrace stone cottage, just a short walk from the famous, breath-taking white sands of Camusdarach Beach, recently highlighted by the Sunday Times as one of the ten best seaside areas of the UK. Dating back to the 19th Century, this charming conversion was previously a property of two parts, a converted self-contained bothy, which was used as a self-catering studio unit, comprising a lounge/bedroom area with stove, kitchen, bathroom and a large steading byre, used for storage. In early 2024, The Bothy, whilst remaining a self-contained unit with lockable adjoining door, was extended through into the Byre area, adding a stunning lounge/diner area with vaulted ceiling, modern kitchen, shower room, a mezzanine level and access to two attic rooms. Cross Bothy is in 'walk-in' condition, whilst the well maintained garden to the front, compliments the property and provides additional parking. Due to the size and location, the property would also be ideally suited as a permanent home or idyllic holiday retreat.

Glenancross is located 2 miles from Morar, a popular West Coast village, situated on the road between Fort William and Mallaig - 'The Road to the Isles'. With its coastal situation, it is an ideal location from which to explore this extremely attractive part of the Highlands and Inner Isles. Morar itself has a primary school, shops, hotel, garage, church, etc with further facilities being available at Arisaig, Mallaig and Fort William - to which there is a link by both road and rail. Travelling by road, Mallaig is around 45 minutes from Fort William. Secondary schools are available in both Mallaig and Fort William.



- Charming End-Terrace Stone Cottage
- In Very Good Order
- Desirable Semi-Rural Location
- Open-Plan Lounge & Dining Area
- 2 Kitchens
- Double Bedroom
- 2 Attic Rooms & Mezzanine Level
- Modern Bathroom & Shower Room
- Air Source Central Heating System - Mainly Underfloor
- Double Glazing
- Private Garden & Parking
- EPC Rating: D 67

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# Accommodation

## Lounge & Dining Area 5.9m x 4.8

UPVC entrance door with glazed panel. Windows to front and rear. Two Velux windows to front and rear. Feature glazed panel showing exposed stonework to rear. Feature ceiling beam. Vaulted ceiling at dining area. Mezzanine level. Stairs to attic room. Open to hallway. Door to kitchen.

## Kitchen 2.9m x 2.3m

With window to rear. Fitted with navy blue coloured kitchen units, offset with granite effect worksurfaces. Baridi oven. Cookology hob with chimney hood over. Black sink unit. Tiled splashback. Laminate flooring.

## Hallway

With doors to shower room, bathroom and bedroom. Laminate flooring.

## Shower Room 2.7m x 1.4m

Fitted with white suite of WC, wash hand basin and wet walled shower cubicle with mains, dual headed shower. Wet wall splashback.

## Bathroom 2.5m x 1.7m

Fitted with white suite of WC, wash hand basin, and bath with dual headed shower attachment over. Heated towel rail. Wooden flooring.

## Bedroom with Seating Area 4.6m x 3.8m

L-shaped, with French doors to front. Feature stove set on tiled hearth with slate surround. Door to rear vestibule.

## Rear Vestibule

UPVC door with glazed panel to rear courtyard. Door to kitchen/utility.

## Kitchen/Utility 2.5m x 1.8m

With window to rear. Fitted with white coloured kitchen units, offset

with granite effect worksurfaces. Cooker unit with chimney hood over. Stone sink unit. Tiled flooring.

## Upper Level

### Mezzanine Level 4.1m x 3.0m

Accessed from a ladder in the lounge/diner. (Currently used as a music/reading area).

### Attic Room One 4.1m x 3.0m

With Velux windows to front and rear. Feature ceiling beam. Wood panelled walling with hidden door to attic room two. (Currently used as a sleeping area).

### Attic Room Two 6.3m x 2.4m

With two Velux windows to front. Wooden flooring. (Currently used as a study/cinema area).

## Garden

The property benefits from garden ground to the front, laid to gravel for ease of maintenance and boasting a decking area, whilst providing off-street parking. Further parking for the cottage is available to the front, indicated yellow on the title plan.

## Travel Directions

Travelling from Fort William, turn left on to the A830 "Road to the Isles" to Mallaig. Continue on this road for 39 miles, turning left where signposted Camusdarach and Tougal, B8008. Follow this road for approximately 1.3 miles. Glenancross is located on the left just after Camusdarach beach car park, turn left where signposted Glenancross. Cross Bothy is located on the right hand side.



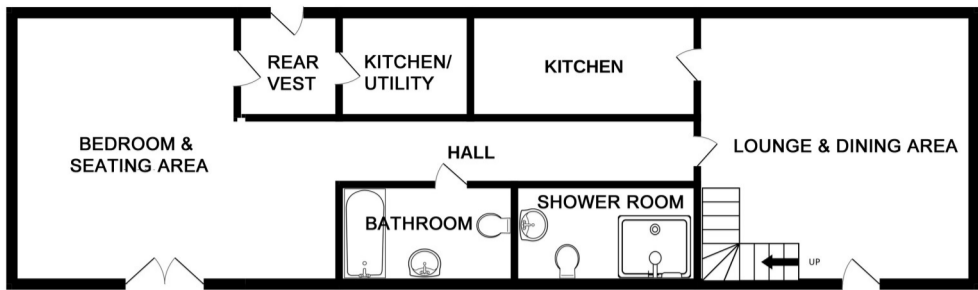
## Camusdarach Beach

The above image is of beautiful Camusdarach Beach, with white sands and views towards the Isle of Eigg, which is a just a short walk from the property.



## Floor Plan

GROUND FLOOR

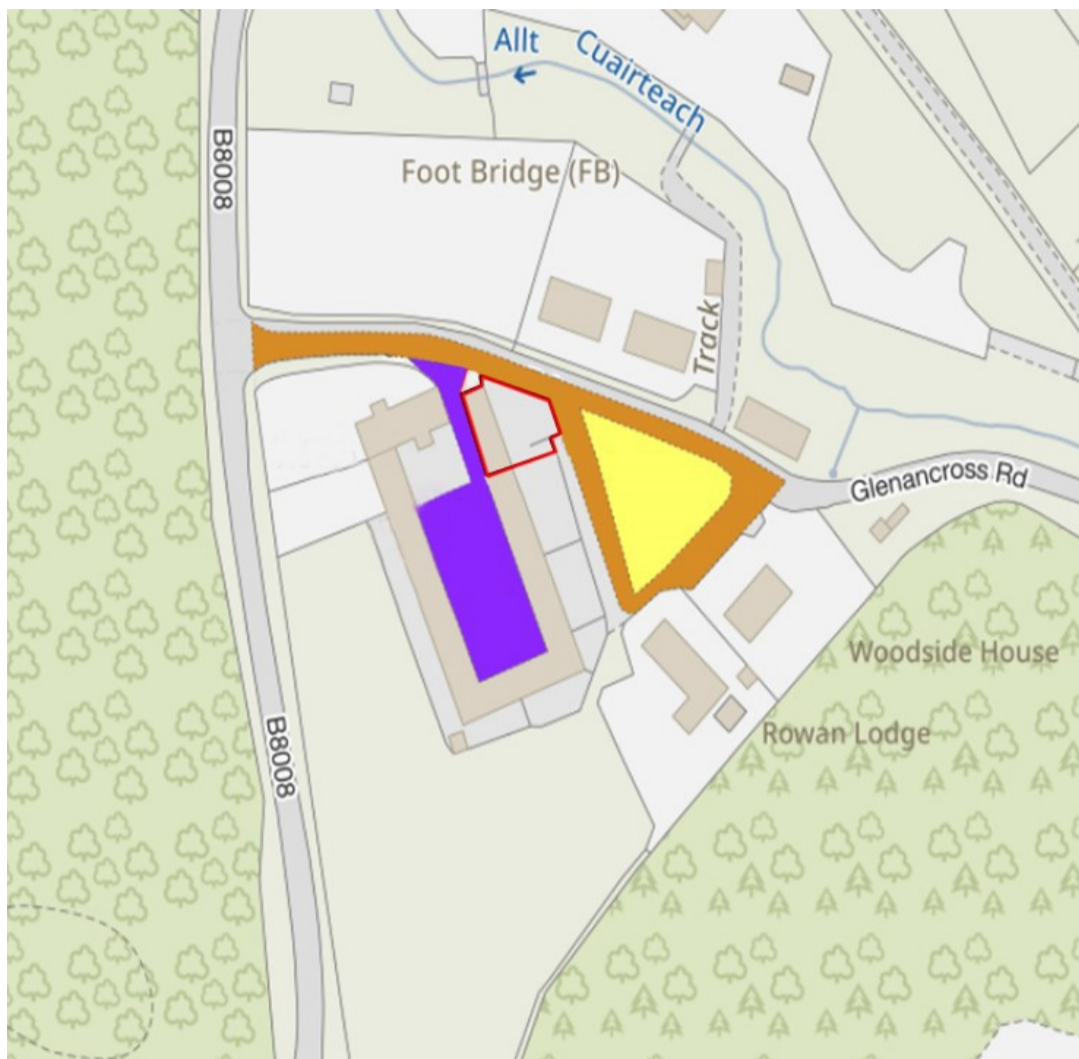


1ST FLOOR



## Title Plan

The area outlined red indicates the area for sale. The area shaded purple indicates the courtyard area which has a pedestrian access right over, whilst the yellow shaded area, indicates the shared parking area. Please note, there is a factoring charge of around £150 per annum, which includes the maintenance of the courtyard, the parking area and septic tank.



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5).