



LIBERTÉ HOUSE | BEORAIID | MORAR | BY MALLAIG | PH40 4PB

GUIDE PRICE: £475,000

Situated in the heart of the coastal village of Morar, Liberté House forms a most impressive, modern detached dwellinghouse. Completed in 2024, the property has been thoughtfully designed to create a wonderful family home, set in private garden grounds, with integral double garage. Taking full advantage of the idyllic location, the property features a stunning upper lounge with generous covered balcony, taking in the best of the views towards Loch Morar and the surrounding mountains and countryside. The remainder of accommodation comprises a spacious modern kitchen, dining and sitting area with wood-burning stove and patio doors, utility room, 3 double bedrooms, a family bathroom, shower room, and contemporary en-suite shower room, conveniently arranged over two floors. Benefiting from double glazing, plus air source underfloor central heating to the ground floor, the property is in excellent order and is in walk-in condition. An added benefit of the sale is the attached double garage, plus Full Planning Permission for a detached timber chalet in the grounds. Ideally suited as a wonderful family home as currently used, Liberté House would also provide a fantastic holiday retreat, or investment opportunity for a buoyant self-catering holiday market.

Morar is one of the most scenic and popular West Coast villages, situated on the road between Fort William and Mallaig - The Road to the Isles. The property is ideally located to explore this extremely attractive part of the Highlands and Inner Isles, famous for the stunning white sandy beaches "The Silver Sands", with views towards the Small Isles of Rum, Eigg, Muck and Canna. The village itself has a primary school, hotel, garage, church, etc with further facilities being available at Arisaig, Mallaig and Fort William - to which there are links by both road and rail. A secondary school is also located in Mallaig.

- Impressive Detached Modern Dwellinghouse
- Idyllic Coastal Village Location with Stunning Views to Loch Morar
- In Excellent Order & Beautifully Presented
- Striking Upper Lounge with Balcony & Study Area
- Modern Kitchen, Dining & Sitting Room with Wood-Burning Stove
- 3 Double Bedrooms (Principal with Contemporary Shower Room)
- Family Bathroom & Separate Shower Room
- Double Glazing
- Air Source Underfloor Central Heating to Lower Level
- Integral Double Garage
- Garden with Private Parking
- Planning Permission for Detached Holiday Chalet
- EPC Rating: B 81





Accommodation

Entrance Vestibule 2.7m x 1.6m

With half glazed front door. Fitted with grey coloured shaker-style storage units, and oak topped bench seat. Door to entrance hallway.

Entrance Hallway 6.0m x 2.2m

With stairs to upper level. Doors to shower room, open-plan kitchen, dining & sitting room, and bedrooms.

Shower Room 2.7m x 1.7m

Fitted with modern white suite of WC, wash hand basin set in oak effect vanity unit, and fully wet-walled shower cubicle with main shower. Wet-walling splashback. Heated towel rail.

Open-Plan Kitchen, Dining & Sitting Room 7.2m x 4.1m

With two entrance doors from hallway. Double windows to rear and patio doors to rear decking area and loch views. Fitted with modern grey coloured gloss kitchen units, offset with marble effect work surfaces and black glass splashback. Lomona electric hob with extractor fan over. Integral Lamona appliances comprising oven, combination microwave oven, dishwasher and wine fridge. Black coloured one-and-a-half bowl sink unit. Wood-burning stove set on cast iron hearth. Door to utility room.

Utility Room 2.7m x 1.8m

With window to rear. Fitted with modern grey coloured gloss kitchen units, offset with granite effect work surfaces. Stainless steel sink unit. Wet-walling splashback. Integral Lamona washing machine and Lamona tumble dryer. Door to double garage.

Double Garage 5.9m x 5.9m

With two up-and-over garage doors. Window to rear. Glazed door to rear. With light and power.

Bedroom 3.1m x 2.8m

With double window to front. Built-in wardrobe with mirrored sliding doors.

Bedroom 3.3m x 3.1m

With double window to front. Built-in wardrobe with mirrored sliding doors.

Upper Level

With Dormer window to side at landing.

Open-Plan Lounge 6.5m x 6.2m

With patio doors to balcony and loch views, and two Velux windows to side. Open to study area, doors to bathroom and principal bedroom.

Study Area 3.4m x 2.2m

This area was originally intended to be a 4th bedroom, however our client decided to leave the area open and use as a study instead. With window to front.

Bathroom 3.2m x 2.1m

With frosted window to front. Fitted with modern white suite of WC and wash hand basin set in vanity unit, and bath with shower attachment over. Tiled splashback. Heated towel rail.

Principal Bedroom 6.4m x 4.4m

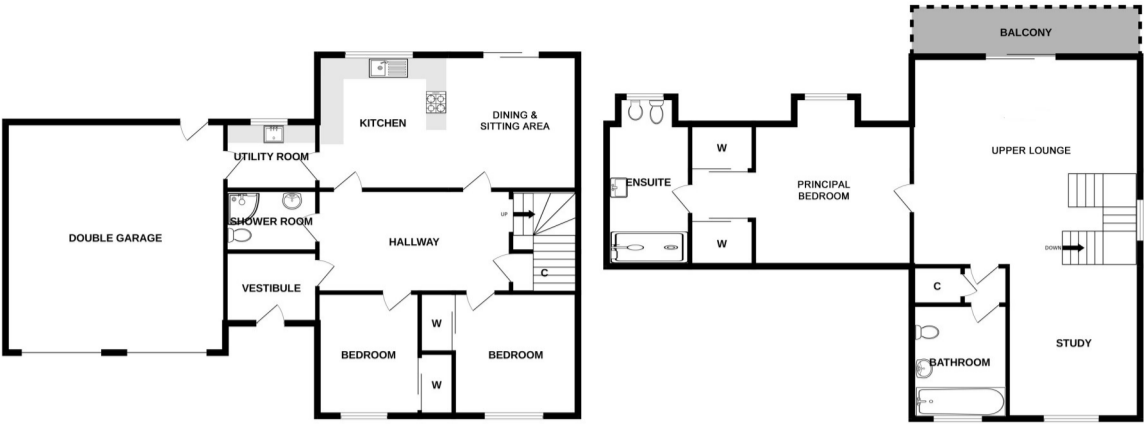
T-shaped, with double Dormer window to loch views. Two built-in wardrobes with mirror sliding doors. Door to en-suite shower room.

En-Suite Shower Room 3.8m x 2.3m

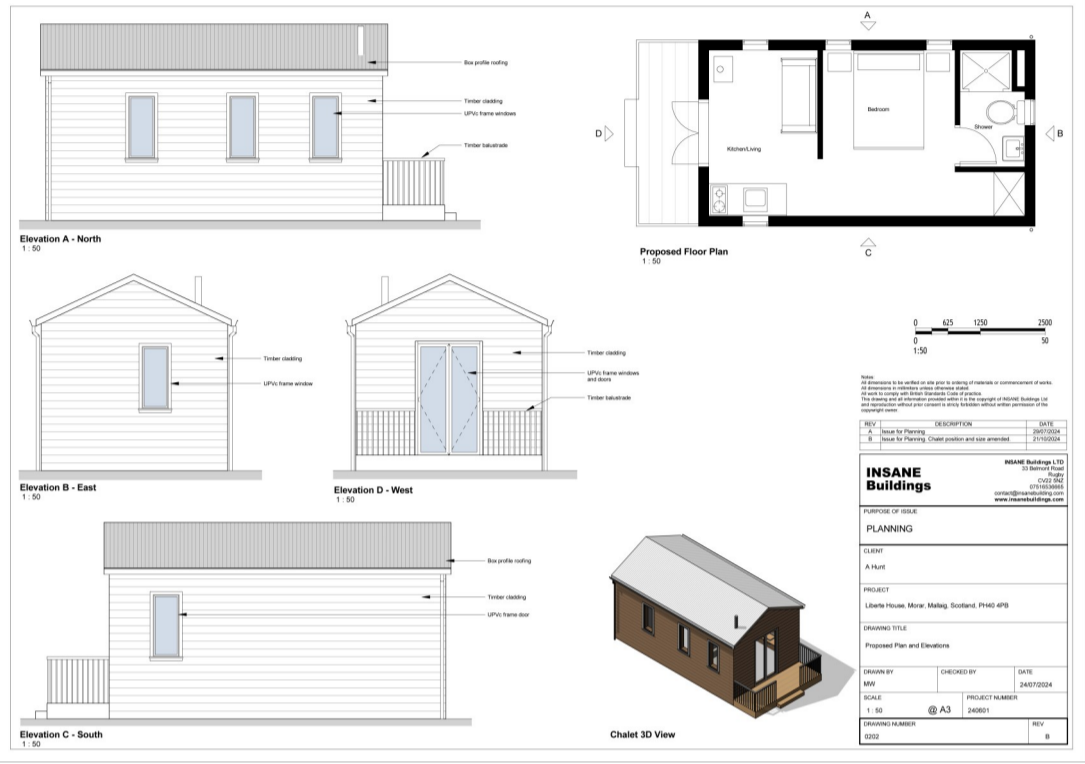
Slightly L-shaped, with double frosted Dormer window to rear. Fitted with contemporary black coloured suite of WC and wash hand basins set in vanity units, and large wet-walled shower cubicle with mains shower and drench head. Heated towel rail.



Floor Plan



Drawings for Detached Chalet



Garden

The front of the property is approached by a private gravelled driveway, leading to the double garage. The grounds are laid to a mixture of natural lawn and gravel for ease of maintenance, offset with an attractive decked area to the rear facing the loch views.

Planning Permission

Full Planning Permission was granted on 9th January 2025 for the erection of a detached wooden chalet for holiday letting or family use. Further details area available from MacPhee & Partners or on the Highland Council Planning website under reference: 24/03003/FUL.

Travel Directions

Travel from Fort William on the A830 Road to the Isles, Mallaig road for around 37 miles, turning right on to the B8008 road, signposted ‘Bracara, Morar & Loch Morar’. Continue under the viaduct and follow the road up and round to the left for around half a mile, turning right where signposted ‘Bracara, Loch Morar’, directly after the bus stop. Proceed ahead down the hill and take the first turning on the right hand side. Libert  House is the first property located on the left hand side.

Title Plan

The area shaded pink indicates the title for sale and equates to around a third of an acre. The orange shading indicates the access right.



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 6)'.