



MacPhee & Partners



ANASMARA | MINGARRY | ACHARACLE | PH36 4JX



PRICE GUIDE: £350,000

Nestled quietly in Mingarry, a most desirable crofting township on the outskirts of the village of Acharacle, Anasmara enjoys spectacular, panoramic views towards Ben Resipole and the surrounding countryside. This exceptional and idyllic location is further complemented by the property itself, which has been designed to take full advantage of its position, and offers a superb traditional looking, semi-detached property with a contemporary twist. Built to a very high specification, the property boasts high-end fixtures and fittings including a ALNO kitchen with solid granite work surfaces, oak flooring, modern sanitary ware, bespoke triple and double glazed windows, oil fired heating, which is under floor on the ground level, and solar gain hot water. The open-plan lounge, dining and kitchen area, with bi-folding doors leading to a decked terrace, is an extremely attractive design feature. In addition to the property, the sale includes large garden grounds equating to around 0.6 acres, featuring a vegetable area, pond, and has the advantage of a very useful garage.

Anasmara is located in the small community of Mingarry on the Ardnamurchan peninsula, an area famed for its natural rugged beauty and wildlife. Approximately 45 miles west of Fort William, the village of Acharacle some 2 miles away offers local amenities such as shops, hotel, doctors surgery, post office and primary school, while the secondary school is some 6 miles away in the village of Strontian. The property is well placed to take advantage of the numerous leisure and pleasure activities the area has to offer.

- A Modern, Luxurious & Sustainable Home
- Most Desirable Location
- Open-Plan Lounge, Kitchen & Dining Area
- 4 Bedrooms (Principal En-Suite)
- Utility
- Bathroom & Shower Room
- Oil Fired Heating - Under Floor Heating to Ground Level & Radiators to First Floor
- Solar Panels for Hot Water
- Triple & Double Gazing
- Large Garden Grounds of around 0.6 Acres
- Semi-Garage
- EPC Rating: C 70

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Accommodation

Entrance Porch 2.2m x 1.7m
With Swedoor front door. Window to front. Built-in cupboard. Coir flooring. Glazed door to hallway.

Hallway
With stairs to upper level. Doors to 4th bedroom/study and shower room. Open to lounge/kitchen/diner. Feature wood-clad ceilings and beams. Oak flooring.

4th Bedroom/Study 3.5m x 3.5m
With windows to front and side. Feature Morso stove. Wall lights. Feature wood-lined ceiling with beams. Oak flooring.

Shower Room 2.6m x 2.0m
With frosted window to front. Fitted with modern white suite of WC, wash hand basin set on vanity unit, and tiled shower cubicle with mains shower. Tiled splashback. Heated towel rail. Under-stair storage area. Slate flooring.

Open-Plan Lounge/Kitchen/Diner 9.0m x 8.0m
L-shaped, with feature wood-lined ceiling with beams. Oak flooring. Door to utility.

- ◆ **Lounge/Diner Area**
With window to side and triple windows to view. Feature Morso stove. Large fitted bookcase.
- ◆ **Kitchen Area**
With full length double aspect windows to views and Bi-folding door to decking area. Fitted with bespoke ALNO designer kitchen units, offset with granite work surfaces and central island unit. Miele hob with Miele extractor chimney over. Miele oven, microwave/combination oven and plate warmer. Integral Miele dishwasher. Integral fridge. Blanco one-and-a-half bowl stainless steel sink unit. Tiled splashback.

Utility 2.2m x 1.3m
Fitted with kitchen units and work surfaces. Plumbing for washing machine. Grant boiler. Hot water tank. Slate flooring.

Upper Level

Landing
With Velux window to front. Wall lights. Doors to bedrooms and bathroom. Hatch to loft.

Principal Bedroom 4.5m x 3.6m
With Dormer window to view. Fitted wardrobes. Door to en-suite shower room.

En-Suite Shower Room 3.2m x 1.5m
With Velux window to front. Fitted with modern white suite of WC, wash hand basin, and walk-in shower cubicle with mains shower. Tiled walls and flooring. Heated towel rail. Bespoke fitted units.

Bedroom 3.9m x 3.9m
With Dormer window to front and window to side.

Bathroom 2.3m x 1.9m
With frosted Dormer window to front. Fitted with modern white suite of WC, wash hand basin, and bath with shower attachment. Tiled walls and flooring. Heated towel rail. Bespoke fitted cupboard.

Bedroom 4.4m x 3.4m
With double Velux window to view and window to side. Fitted wardrobe.

Garden
A monoblock driveway leads to a parking and turning area. The majority of garden ground is laid in the main to lawn. The current owner has sectioned the grounds to create a superb vegetable garden, and a natural garden to the rear, with small pond. There is also a private decking area to the rear, which is also accessed from the kitchen area internally.

Semi-Detached Garage 5.0m x 5.0m
With up-and-over metal door. Entrance door. Wooden log store to side. Light and power. Fitted work bench. Water tap. Turf roof.

Travel Directions
Traveling from Fort William, take the road to Mallaig and the Isles (A830). From here continue on your journey for 25 miles to Lochailort, turning left on to the A861, signposted Glenuig, Kinlochmoidart and Acharacle. Proceed for around 17 miles until reaching Mingarry. Anasmara is located on the left hand side.



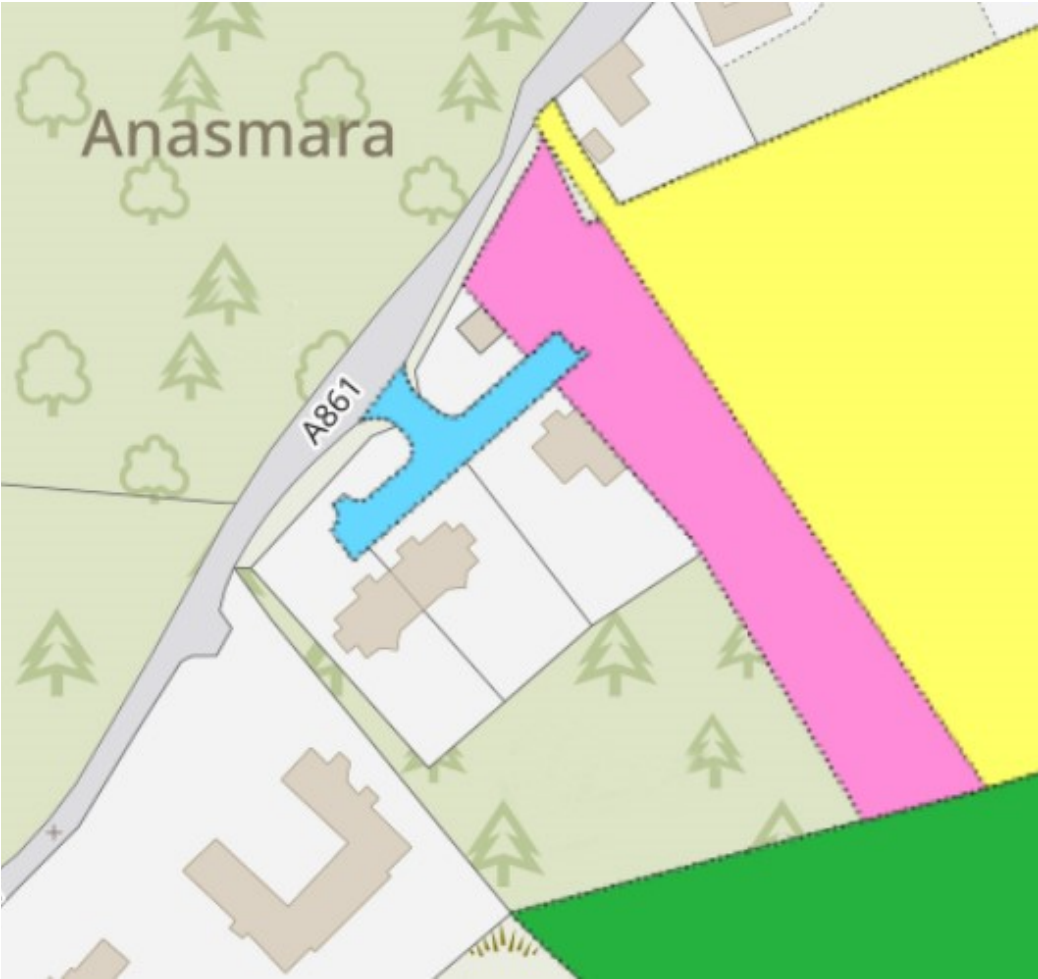
Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Title Plan

The area shaded pink indicates the title for sale, and equates to around 0.6 acres. The area shaded blue shows the shared access.



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