



SHILO | BEORAIID | MORAR | BY MALLAIG | PH40 4PB

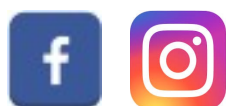
GUIDE PRICE: £420,000

The sale of this detached villa offers an excellent opportunity to purchase a substantial and striking property, set in generous private grounds, in the picturesque coastal village of Morar near Mallaig. Upgraded and renovated in recent years, Shilo now boasts engineered oak flooring, a striking multi-fuel stove, a stunning new breakfasting kitchen with repurposed granite work surfaces, large breakfast bar and AGA cooker, modern bathroom and shower suites throughout, Bluetooth controlled showers, oak doors to the principal bedroom and a newly formed en-suite shower room, plus a striking raised deck to the rear. Benefiting from oil fired central heating, the property offers spacious, flexible accommodation, conveniently arranged over two levels, and is flooded with natural light. The welcoming entrance hallway, dining lounge with patio doors to the rear garden, kitchen/diner, family bathroom and principal ground floor bedroom are most attractive features, and form the basis of this superb family home. Due to the size, location and exceptionally well-proportioned rooms, Shilo would be equally well suited as a bed-and-breakfast business, as an idyllic holiday retreat, or as a self-catering property in a buoyant letting market, following completion of works. In addition to the property itself, a large detached garage comprising two floors and a sunroom is included in the sale and could provide, subject to the necessary planning consents, further accommodation.

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 is a link by both road and rail.

Substantial Detached Villa
 Idyllic Rural Location with Partial Views to Loch Morar
 Spacious, Flexible Accommodation
 Entrance Hallway
 Dining Lounge
 Breakfasting Kitchen, Utility Room & Boot Room
 Upper Sitting Room
 6 Bedrooms (3 En-Suite Shower Rooms)
 Family Bathroom
 Double Glazing & Oil Fired Central Heating
 Garden Grounds of around 0.4 Acres
 Detached Garage and Ample Private Parking
 EPC Rating: D 62

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Accommodation

Entrance Hallway 7.0m x 4.5m

L-shaped, with two glazed panels to front and UPVC, half glazed front door. Stairs to upper level. Engineered oak flooring. Doors to dining lounge, breakfasting kitchen, bedrooms and bathroom.

Dining Lounge 9.1m x 6.1m

L-shaped, with windows to side and rear, with patio doors to rear garden. Multi-fuel stove set in brick effect fireplace with wooden overmantle and tiled slate hearth. Engineered oak flooring.

Breakfasting Kitchen 6.4m x 4.6m

With double window and UPVC, half glazed door to side. Fitted with modern navy coloured kitchen units, offset with granite work surfaces and large breakfast bar. Black coloured four oven AGA. Gozney wood-fired pizza oven. Plumbing for dishwasher. Space for American-style fridge/freezer. Two bowl Belfast sink unit. Tiled walling. Door to utility room.

Utility Room 2.6m x 1.5m

With window to front. Fitted with wall cupboard and wood effect work

surfaces. Fitted shelving. Plumbing for washing machine. Door to boot room.

Boot Room 1.9m x 1.5m

With frosted window to side. Fitted with white wash hand basin. Tiled splashback.

Bedroom 4.6m x 4.4m

With double window to front and one to side.

Family Bathroom 3.3m x 3.1m

With frosted window to side. Fitted with modern white suite of WC, wash hand basin, free-standing claw foot bath, and large shower cubicle with mains shower and drench head over. Built-in cupboard with louvre door. Fully tiled walls and flooring.

Principal Bedroom 4.6m x 4.5m

With double window to rear and one to side. Walk-in cupboard with oak door. Oak door to en-suite shower room.

En-Suite Shower Room 2.5m x 1.2m

Fitted with modern white suite of WC, wash hand basin, and wet-walled shower cubicle with Bluetooth mains shower. Tiled walls.





Upper Level

Study Landing 3.6m x 3.1m

L-shaped, with window to loch views. Built-in cupboard with double doors. Door to bedrooms and open arch to upper sitting room.

Bedroom 5.9m x 3.2m

L-shaped, with Velux window to side. Built-in wardrobes with louvre doors. Hatch to loft. Door to en-suite bathroom.

En-Suite Bathroom 3.1m x 2.6m

With Velux window to side. Fitted with modern white Roca suite of WC, wash hand basin, and bath with Bluetooth mains shower over. Half tiled walls and splashback. Built-in cupboards with louvre doors.

Bedroom 4.3m x 3.2m

L-shaped, with Velux window to rear views.

Sitting Room 6.3m x 4.3m

Slightly L-shaped, with three windows to loch views. Doors to bedrooms.

Bedroom 3.3m x 3.2m

With Velux window to rear views. Three built-in cupboards with louvre doors. Hatch to loft.

Bedroom 5.9m x 3.2m

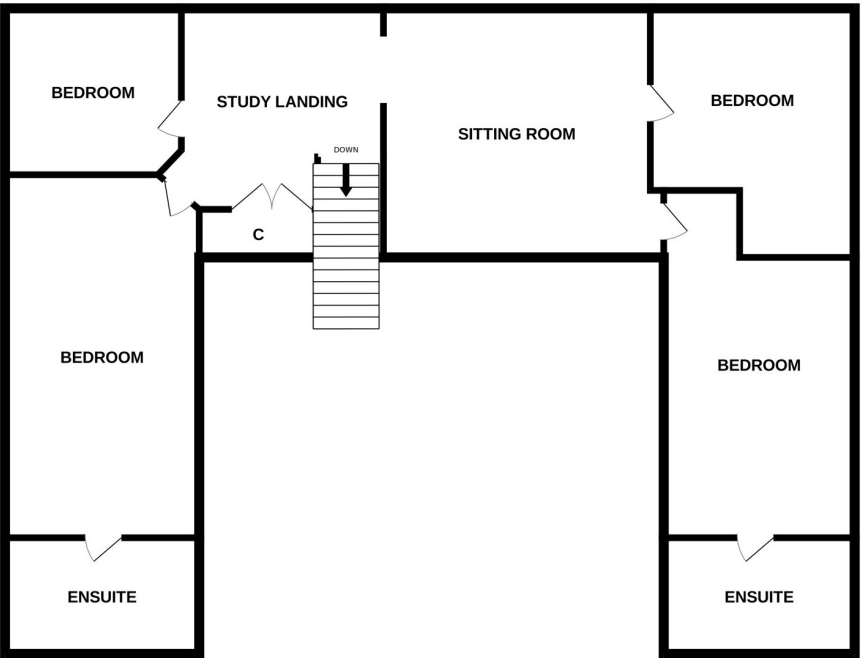
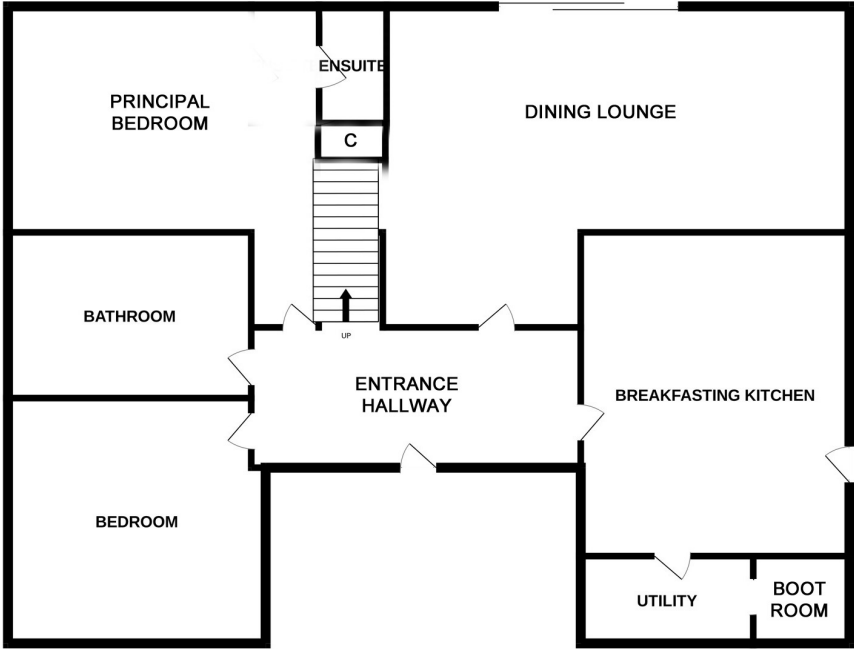
L-shaped, with Velux window to side. Built-in wardrobes with louvre doors. Door to en-suite shower room.

En-Suite Shower Room 3.1m x 2.6m

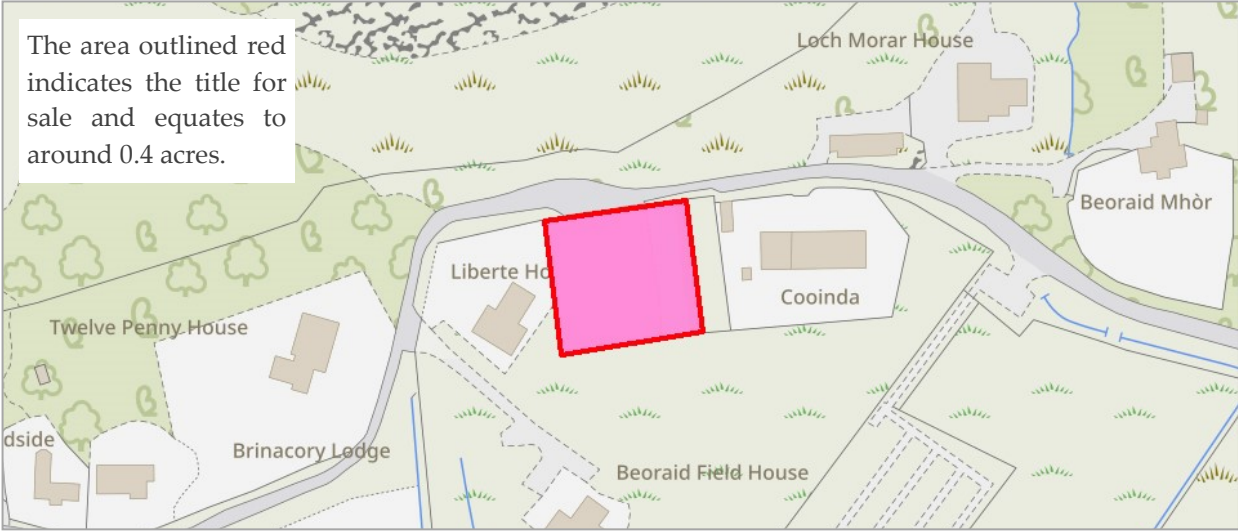
L-shaped, with Velux window to side. Fitted with modern white Roca suite of WC, wash hand basin, and large wet-walled shower cubicle with Bluetooth mains shower. Half tiled walls. Heated towel rail. Built-in cupboard with louvre doors.



Floor Plan



Title Plan



Garden

Shilo is approached by a private tarmac driveway leading to the garage and providing ample parking and turning space. The remaining garden grounds are laid in the main to lawn, offset with mature trees, hedging, shrubs, bushes and a raised bedding area. A paved pathway from the front of the property to the rear, leads to a paved patio area and garden pond. An elevated timber pergola, with decking area, and timber walkway to a hot tub, features to the rear.

Travel Directions

Travelling from Fort William on the A830 'Road the Isles' Mallaig road for 37 miles, turn right on to the B8008 road, signposted "Bracara, Morar & Loch Morar". Continue under the viaduct and follow the road round to the left for around 1/2 mile, turning right where signposted "Bracara, Loch Morar". Proceed ahead, bearing slightly left then round the bend to the right and Shilo is located on the right hand side.

Garage

The garage comprises the main area, plus a sunroom to the rear and has flooring in place above.

- **Main Area 6.7m x 4.4m**
With up-and-over metal door, plus door to side. Windows to sides. Fitted shelving. With light and power.
- **Sunroom 4.1m x 3.0m**
L-shaped, with double window to rear. With light and power.



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