

Gate Lodge

MONUMENT PARK, STRONTIAN, ACHARACLE, PH36 4HZ



*THREE BEDROOMS, A PRIVATE CABIN
AND VIEWS OVER LOCH SUNART*



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Set high above the other properties within the development, Gate Lodge enjoys a wonderful elevated position overlooking Loch Sunart. From the house and its outdoor spaces, the loch and surrounding landscape provide an ever-changing backdrop, with the changing light and weather giving the outlook a different character throughout the day.



The house itself has a generous feel, with three good-sized bedrooms and three bathrooms, including two en suites. The principal living space is particularly well suited to the setting, with the kitchen, dining and living areas brought together in one open space. It is easy to imagine meals around the table with the loch beyond, followed by an evening beside the wood-burning stove as the landscape outside changes with the light.



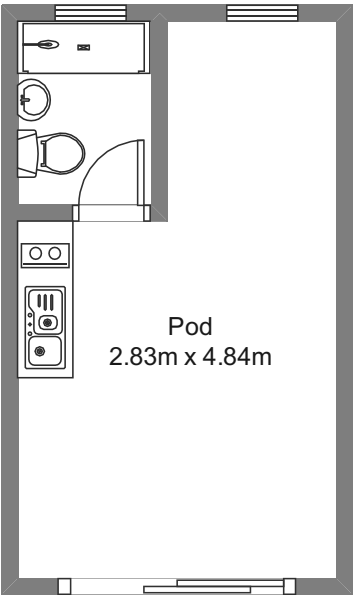
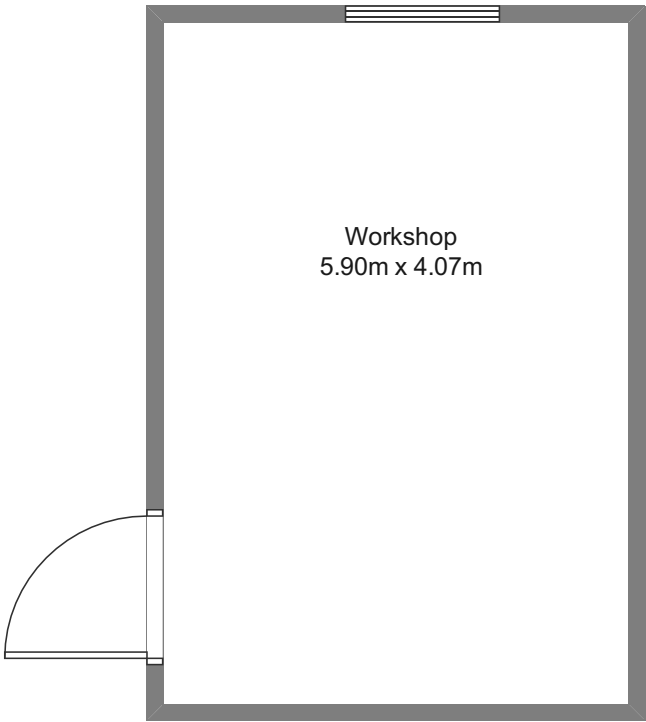
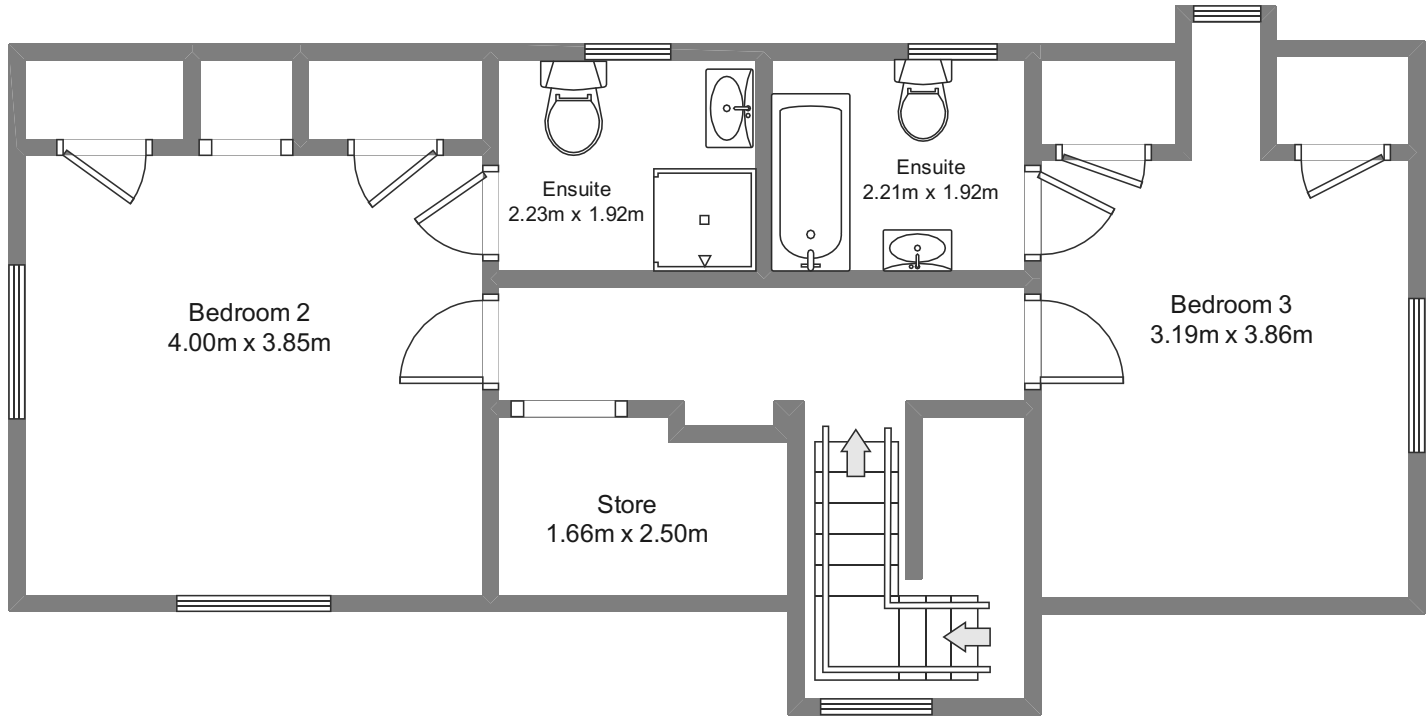
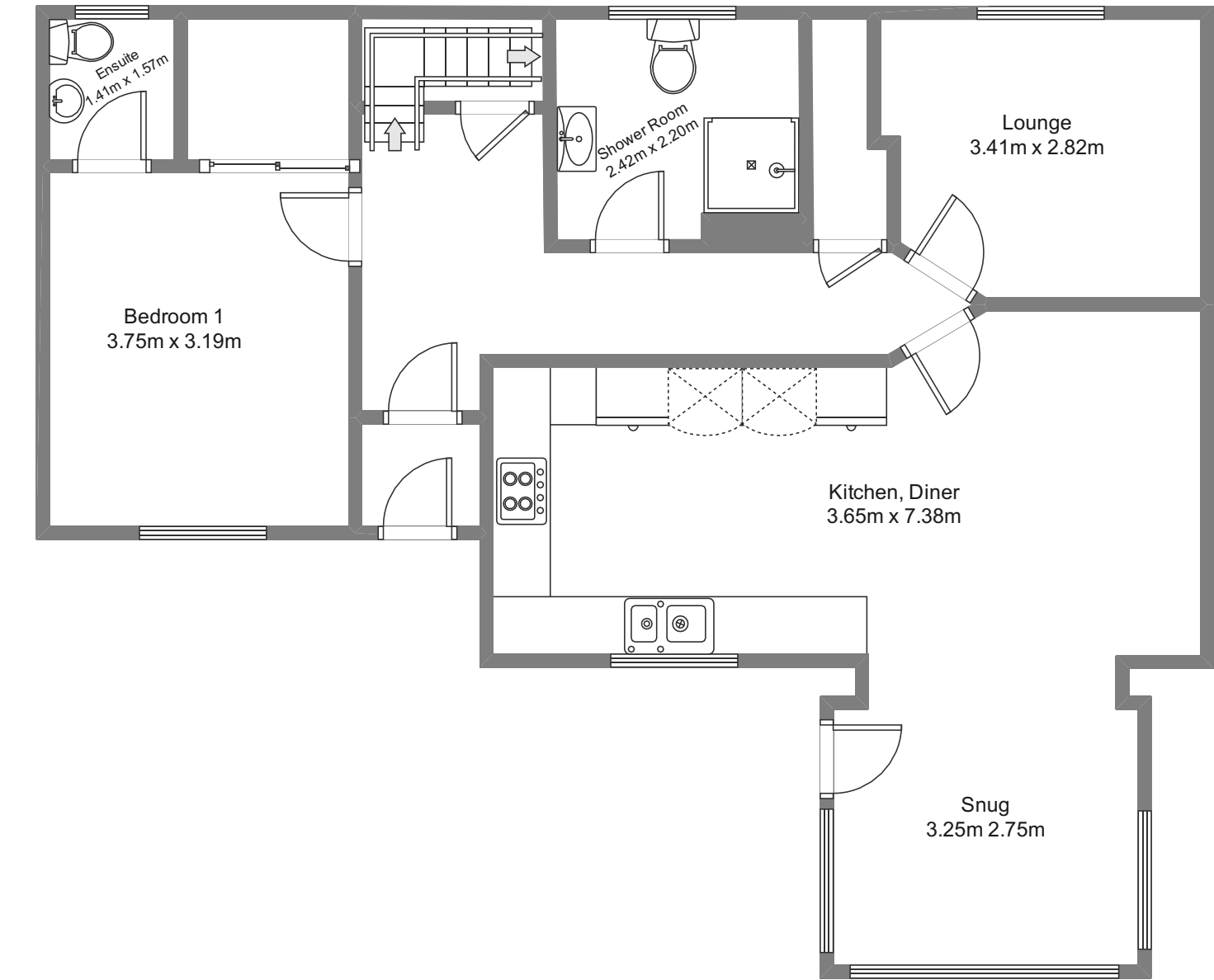












Gross internal floor area (m²): 143m²
EPC Rating: D



The property becomes even more interesting once outside. A separate cabin sits in the grounds and takes full advantage of the elevated position. With its own bathroom and kitchen area, it is far more than a garden room. The wrap-around composite decking and glass balcony create a wonderful place to sit outside and take in the views across Loch Sunart, whether that means morning coffee, an evening drink or simply watching the weather move across the landscape. A walk-in storage room beneath the cabin provides additional space without compromising the accommodation above.



The cabin also offers interesting potential for those looking for additional income, subject to any necessary permissions and regulations, with its own facilities and private outdoor space making it well suited to consideration as a holiday letting opportunity. Equally, it could provide a very comfortable retreat for family and friends or a separate space for those working from home.

There is also a substantial workshop, carport, ample parking, a shed and two wood stores, giving plenty of room for practical projects, outdoor equipment and the things that come with enjoying a rural setting. A ramp provides access to the front door, adding to the practicality of the house.





What makes this home particularly appealing is the combination of its setting and its flexibility. It has the space to work as a comfortable permanent home, somewhere to spend extended periods with family and friends, or a place to retreat to and make the most of the remarkable surroundings. The separate cabin adds another dimension, while the workshop and generous parking make the property equally suited to those who need useful working and storage space.

Above all, this is a home that makes the most of where it is. The position above the development, the outlook over Loch Sunart and the opportunity to sit on the balcony or decking and simply take in the landscape are qualities that cannot be added later. They are what give this property its appeal and what make it a particularly special place to call home.



Strontian sits on the shores of Loch Sunart within the beautiful Sunart area of Ardnamurchan, a part of the West Highlands where mountains, woodland and sea lochs come together to create an exceptionally scenic place to live. The village has a strong local community and, despite its peaceful and remote setting, offers a useful range of everyday amenities including shops, a post office, petrol station, places to eat, a community centre and local excellent schooling.

Acharacle lies to the west and provides another useful local hub, with shops, a post office, garage, places to eat and community facilities. From here, the wider Ardnamurchan Peninsula opens up towards some of the most striking coastal scenery in the Highlands, including sandy beaches, secluded bays and views towards the Small Isles.



Despite its wonderfully secluded character, Strontian remains well connected to the wider Highlands. The Corran Ferry provides access towards Fort William and Lochaber, while the A861 runs through Sunart and onwards towards Acharacle and the Ardnamurchan Peninsula. Fort William is within reach for a wider range of shopping, services and transport connections, making it possible to enjoy the peace and space of this remarkable part of the Highlands without feeling completely cut off.

For anyone drawn to a slower pace of life, spectacular scenery and the feeling of having the outdoors on the doorstep, Strontian and the surrounding Ardnamurchan area offer something increasingly difficult to find: a genuine Highland community surrounded by an extraordinary landscape.



Image credit: <https://www.openstreetmap.org/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BRYONNEY JOHNSTON
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing from their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.