



BRUNERY COTTAGE | KINLOCHMOIDART | PH38 4ND

GUIDE PRICE: £220,000

EPC RATING: E 43



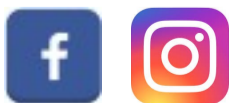
Nestled on the tranquil banks of the River Moidart in the heart of beautiful Kinlochmoidart, Brunery Cottage is a truly enchanting traditional Highland home, rich in character and history. Believed to date back to the 18th Century, this delightful detached stone-built cottage has been sympathetically extended and lovingly enhanced over the years, creating a warm and inviting residence, equally suited as a peaceful permanent home or idyllic Highland retreat. Set within approximately half an acre of attractive, mature garden grounds, the property enjoys an exceptional setting amidst some of Scotland's most breath-taking scenery. Surrounded by natural beauty and steeped in Highland charm, Brunery Cottage offers an increasingly rare opportunity to embrace a quieter pace of life in an unspoilt and highly sought-after location. The deceptively spacious accommodation is thoughtfully arranged over one level and beautifully blends traditional charm with practical modern living. Entry is via a welcoming timber-clad porch leading into the hallway, from where the accommodation unfolds. At the heart of the home lies a delightful dual-aspect lounge, flooded with natural light and centred around an impressive multi-fuel stove, creating a wonderfully cosy atmosphere year-round. The generous kitchen/dining room is perfectly suited for family gatherings and relaxed entertaining, featuring an attractive ESSE cooking range that enhances the cottage's authentic character. Two bedrooms, a family bathroom, and the original front vestibule, complete the accommodation. Externally, the grounds are equally appealing, offering privacy, charm and practicality in abundance. A substantial detached timber garage/boat house provides excellent storage and workshop potential, while a traditional stone-built outbuilding offers stores for logs, coal and outdoor equipment.



Situated in the peaceful and unspoilt surroundings of Glenmoidart, at the eastern head of Loch Moidart, Brunery Cottage is perfectly placed to enjoy the very best of Highland living. Renowned for its spectacular scenery, abundant wildlife, exceptional walking, fishing and outdoor pursuits, the area offers a true escape from the everyday. Local amenities can be found in the nearby villages of Acharacle (approximately six miles away) and Glenuig (around five miles), while the wider West Highland landscape lies waiting to be explored.

- Charming, Traditional Detached Stone-Built Cottage
- Idyllic Glen Location with Countryside Views
- Lounge with Multi-Fuel Stove & Dual-Aspect Views
- Kitchen/Diner with ESSE Range
- 2 Bedrooms
- Bathroom
- Double Glazing
- Garden Grounds around 0.5 Acres
- Detached Timber Garage/Boat House
- Outbuilding Storage

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Accommodation

Entrance Porch 2.2m x 2.1m

With frosted glazed timber entrance door. Fixed window to rear. Fully lined walls and ceiling with tongue and groove panelling. Tiled flooring. Glazed panelled door to entrance hallway.

Entrance Hallway 2.7m x 2.0m

L-shaped, with hatch to loft. Built-in storage cupboard and recessed linen cupboard. Doors to lounge, bathroom and kitchen/diner.

Lounge 4.6m x 4.5m

With windows to the side and rear. Multi-fuel stove set on a concrete hearth. Fixed shelving. Timber flooring.

Bathroom 1.9m x 1.7m

With sash-and-case window to side. Fitted with a white suite of WC, wash hand basin, and bath with shower attachment over. Tiled splashback.

Kitchen/Diner 4.1m x 3.7m

Very slightly L-shaped, with sash-and-case window to front. Fitted with wooden kitchen units, offset with cream-coloured work surfaces. Stainless steel sink unit. Tiled splashback. ESSE range cooker. Plumbing for washing machine. Clothes pulley. Doors to bedroom and front vestibule.

Bedroom 5.1m x 3.2m

L-shaped, with window to the rear. Timber clad ceiling. Open wardrobe alcove.

Front Vestibule 1.6m x 1.0m

With timber storm doors. Door to bedroom.

Bedroom 3.7m x 2.0m

L-shaped, with single glazed sash-and-case window to front. Built-in open shelving and wardrobe area. Triple fixed wooden bunk beds. Timber clad ceiling.

Garage/Boathouse 7.2m x 3.5m

With double doors. Concrete floor. Power and light. Side access door.

Lean-to Store 4.1m x 2.6m

Stone-built lean-to with two separate access doors and corrugated roof.



Garden

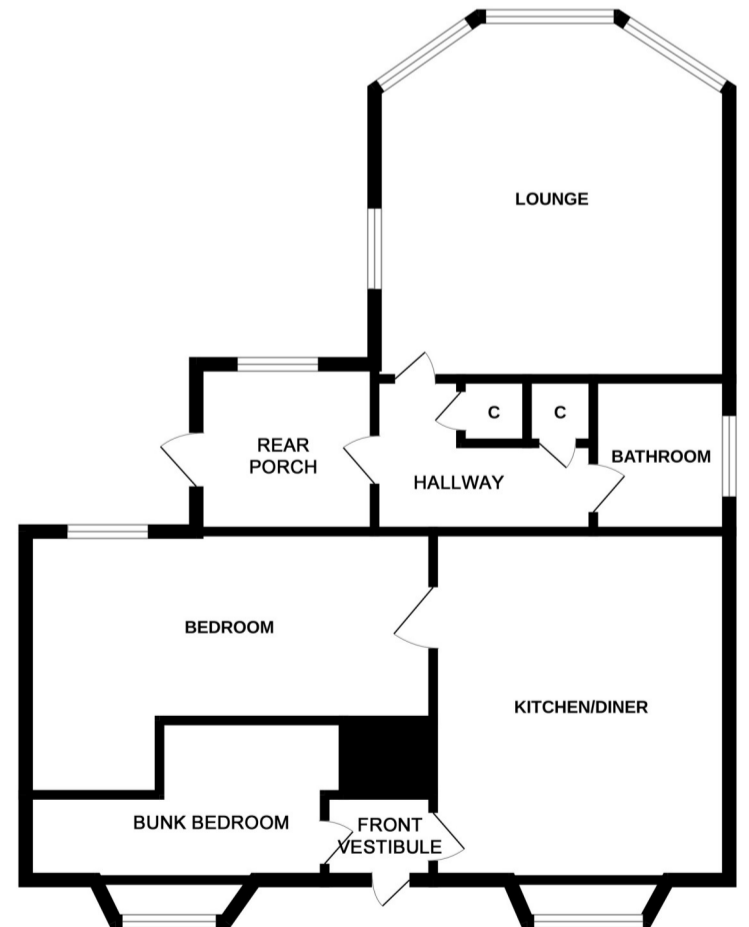
The property benefits from well maintained, garden grounds and is accessed by a private gravelled driveway, providing ample parking. The remainder of ground is laid in the main to lawn, offset with mature trees, shrubs, bushes and seasonal planting. Extending to around 0.5 acres, the sale includes a detached timber garage/boat shed in the grounds, benefiting from light and power.

Travel Directions

Travel west from Fort William on the A830 for around 25 miles, turning left on to the A861 at Lochailort. Proceed on the A861 for around 15 miles, turn left where signposted 'Glenmoidart'. Proceed up this road for around 1 mile crossing the stone bridge and turning right immediately. Brunery Cottage is the second property on the left hand side. www.what3words.com **hunter.driftwood.qualifier**



Floor Plan



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).