



RANZO | DOUNE | KNOYDART | PH41 4PL



GUIDE PRICE: £250,000

Occupying a wonderfully peaceful position at Doune, on the western coast of the Knoydart Peninsula, Ranzo enjoys an exceptional coastal setting with uninterrupted views across the Sound of Sleat towards the dramatic Cuillin mountains on the Isle of Skye and beyond. The sale of Ranzo presents a rare opportunity to acquire a charming, cedar-clad detached cottage, nestled within a secluded coastal bay in one of Scotland's most remarkable landscapes. Thoughtfully designed to create a relaxed, coastal-inspired home, the property is presented in excellent order throughout and benefits from double glazing and oil-fired central heating. Ranzo is off-grid, with electricity generated by a small hydro scheme and photovoltaic panels, which charge a battery system at the property, supplemented by a community generator for back-up power. Full of individual character, the accommodation is arranged over two levels. An entrance vestibule, with boiler cupboard, opens into the impressive vaulted, open-plan living space. Wonderfully light and inviting, this room features a cathedral-style window, patio doors and bay windows, carefully positioned to make the most of the spectacular outlook. A substantial wood-burning stove provides an attractive focal point, set within a distinctive fireplace constructed using reclaimed Glasgow street cobbles. A shower room is also situated on this level, while three steps lead up to the bedroom accommodation. There are two bedrooms, one of which benefits from an en-suite bathroom. Reflecting the owner's sailing background, both bedrooms feature characterful timber boat-style steps and handholds leading to mezzanine levels above, providing useful additional space and storage. Externally, a raised deck wraps around the front of the cottage, providing a superb vantage point from which to enjoy the panoramic sea and mountain views, as well as generous space for outdoor dining and entertaining. The decking does require upgrading, offering scope for a purchaser to enhance this already impressive outdoor space. With its charming accommodation and extraordinary setting, Ranzo would make an appealing permanent home or Highland retreat. Its coastal location is particularly well suited to sailing and outdoor enthusiasts, while the peace, seclusion and inspiring surroundings may equally appeal to those with artistic, creative or craft interests seeking a unique place in which to live and work. For those drawn to a quieter way of life, Ranzo offers the opportunity to enjoy the natural beauty and distinctive character of Knoydart while becoming part of its welcoming and close-knit rural community.

Often described as one of Britain's last great wilderness areas, the Knoydart Peninsula occupies a spectacular position on the west coast of the Scottish Highlands, between Loch Nevis and Loch Hourne, with its western coastline overlooking the Sound of Sleat towards Skye. Unconnected to the mainland road network, Knoydart is reached either on foot through the mountains or by boat, contributing greatly to its unique sense of peace. Inverie, the peninsula's principal settlement, lies approximately five miles from Ranzo and provides the majority of Knoydart's everyday amenities. These include Inverie Primary School and Nursery, a community shop and Post Office, Knoydart Pottery & Tearoom and The Old Forge, the well-known community-owned pub. A range of other local food, hospitality, craft and visitor businesses can also be found across the peninsula. Regular passenger ferries operate throughout the year between Mallaig and Inverie, with several sailings each day. The sea crossing typically takes approximately 30-45 minutes, depending on the service and vessel. Knoydart offers outstanding opportunities for those who enjoy the outdoors. The peninsula is renowned for its challenging hillwalking, including three celebrated Munros, as well as an extensive network of lower-level routes. Other activities include cycling, kayaking, sailing, sea fishing and boat trips, while the surrounding coast, sea lochs and mountains support a remarkable variety of wildlife. Dolphins, seals, otters and eagles may all be encountered in the wider area, with whales and orcas also occasional visitors to these waters. The Knoydart Foundation manages approximately 7,000 hectares (17,500 acres) of community-owned land on the peninsula and supports a range of community, environmental and recreational initiatives. Its Ranger Service provides guided walks, tours and activities, helping residents and visitors explore and understand Knoydart's landscape, wildlife and history. Inverie Primary School and Nursery serve younger children locally. Secondary education is provided at Mallaig High School, which serves Knoydart and the Small Isles. Because of the peninsula's remote location, eligible pupils from Knoydart can be accommodated at the school residence in Mallaig during the school week, returning home at weekends. Ranzo is served by a private water supply and private septic-tank drainage. Broadband services are available in Knoydart through HebNet, a Community Interest Company providing wireless internet connectivity to remote communities in the area. Prospective purchasers should satisfy themselves as to the availability, speed and suitability of broadband and other telecommunications services specifically at the property.

Desirable, Cedar-Clad Detached Cottage
Stunning Sea Views in Idyllic Rural Coastal Location
In Excellent Order & Well-Presented

Open-Plan Lounge, Kitchen & Dining Area with Wood-Burning Stove
2 Bedrooms (1 with En-Suite Bathroom and both with Mezzanine Areas)
Shower Room
Raised Decking with Sea Views
Double Glazing & Oil Fired Central Heating
Garden Shed, Wood Store, External Workbench & Cupboard
Off-Grid Electricity supplied by a Small Hydro Scheme & Photovoltaics
Back-Up Community Generator
EPC Rating: B 81

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Accommodation

Entrance Vestibule 2.8m x 1.5m

With wooden, half glazed, entrance door. Double window to sea views. Fitted wooden shelving. Tiles flooring. Doors to boiler room and open-plan lounge, kitchen & dining room.

Boiler Room 1.8m x 1.0m

With Grant boiler. Fixed drying rack. Tiled flooring.

Open-Plan Lounge, Kitchen & Dining Room 7.6m x 4.6m

Slightly L-shaped, with Cathedral-style fixed window, fully glazed patio doors, and two sets of double bay windows to sea views. Impressive wood-burning stove with cobble stone hearth and chimney surround, with wooden overmantle. Vaulted timber clad ceiling. Built-in shelving unit. Double window to sea views and triple window to side in kitchen area. Fitted with wooden kitchen units, offset with granite effect work surfaces. Integral Belling double oven. Diplomat 5 ring gas hob with extractor hood over. Integral Lamona dishwasher. Integral fridge and freezer. Bush washing machine. Stainless steel one-and-a-half bowl sink unit. Tiled splashback. Timber clad ceiling in kitchen and dining area. Oak flooring. Door to shower room and stairs to upper level.

Shower Room 1.8m x 1.7m

With frosted glazed panel to entrance vestibule. Fitted with white suite of WC,

wash hand basin, and fully tiled shower cubicle, with mains shower. Tiled splashback. Heated towel rail. Tiled flooring.

Landing 1.4m x 1.2m

With doors to bedrooms.

Bedroom 5.6m x 3.4m

L-shaped, with double Velux combinations windows to rear. Fitted wardrobe. Fitted shelving and hanging rail. Door to en-suite bathroom and wooden steps up to attic area one.

En-Suite Bathroom 3.4m x 1.8m

With double window to side. Fitted with white suite of WC and wash hand basin, set in white vanity units with oak effect top, and bath with shower attachment over. Half tiled walling. Timber clad ceiling. Heated towel rail.

Attic Area One 2.8m x 2.3m

With Velux window to front views. Built-in shelving. Timber clad ceiling. Wooden step up to storage area one (2.2m x 1.8m, housing hot water tank, with light). Fold-out steps to storage area two (4.8m x 1.7m, with light).

Bedroom 3.4m x 2.8m

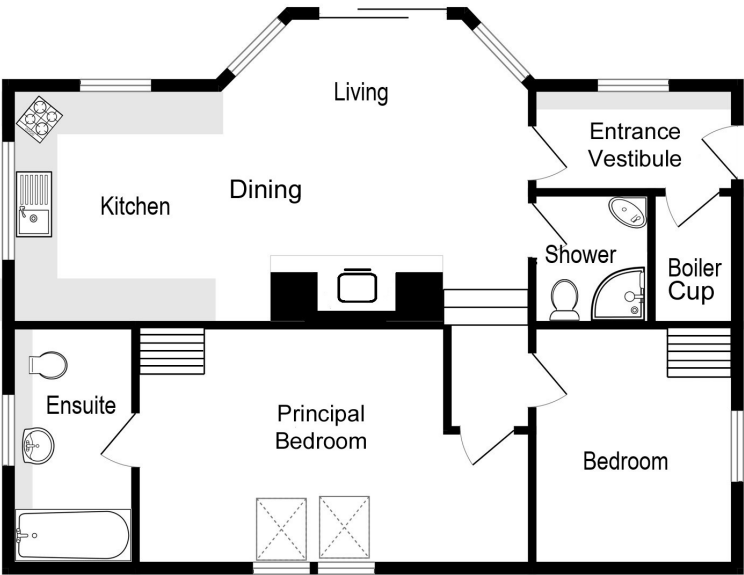
With double window to side. Wooden steps up to attic area two.

Attic Area Two 2.8m x 2.4m

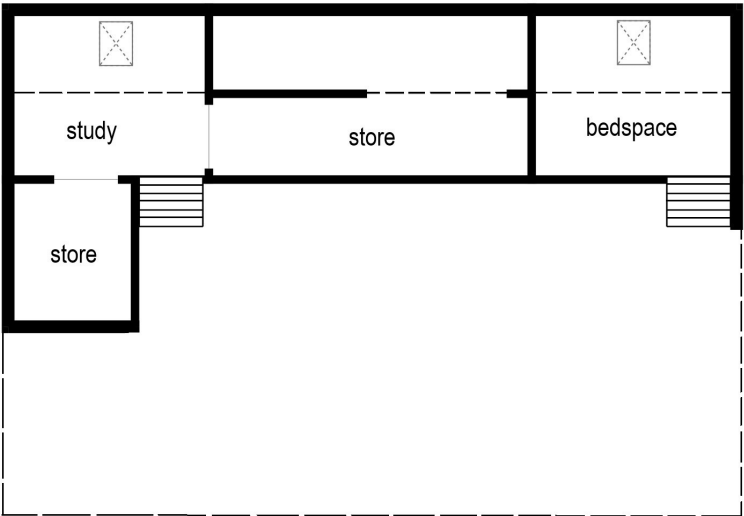
With Velux window to front sea views. Timber clad ceiling.



Floor Plan

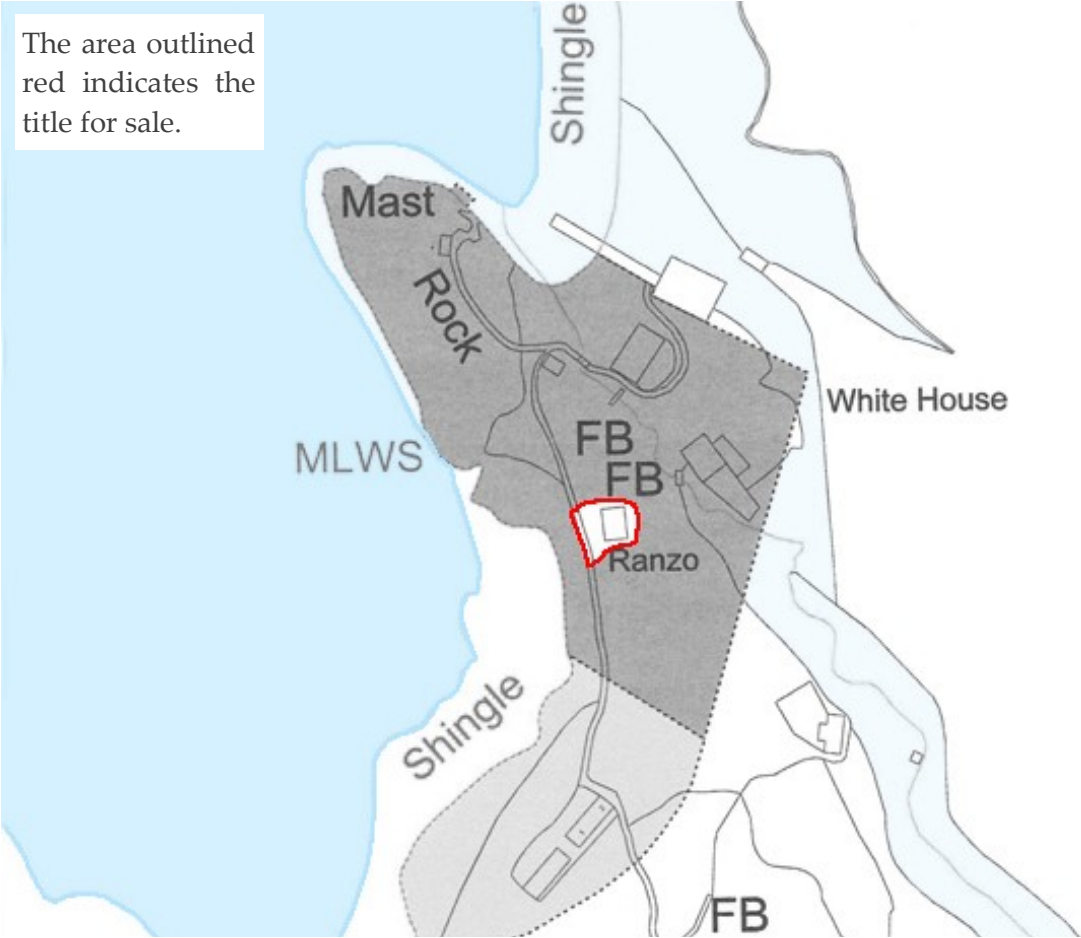


Ground floor



Attic space

Title Plan



Travel Directions

Knoydart is accessed by daily fast passenger ferries and water taxis from Mallaig, which operate several sailings a day all year round (around 25 - 45 min crossing over a sheltered sea loch). The property is located on the western edge of the peninsula, around 5 miles from the main ferry pier at Inverie. A single track road leads towards the rear of the property, and representatives of our client are happy to meet all seriously interested parties, at the pier, by prior arrangement. They will then drive them to and from the property in their own vehicle, however viewers should be aware that there is a steep track down to the property from the road, and suitable footwear, clothing and walking poles are strongly advised.

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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)'.