



6 EASTER MANDALLY | INVERGARRY | PH35 4HP



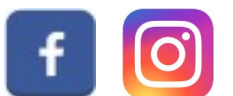
PRICE GUIDE: £200,000

Situated in the peaceful hamlet of Mandally, 6 Easter Mandally is a charming detached traditional cottage with a separate byre, enjoying a wonderfully secluded setting amid spectacular Highland scenery. Dating from 1865, the property has been sympathetically restored over the years, carefully preserving its original character while creating a comfortable and distinctive home. Presented in very good order throughout, the cottage benefits from electric wet central heating, while the original windows and many period features have been retained. The property is of traditional rubble-wall construction and incorporates a floating timber frame with Rockwool insulation and a moisture-resistant barrier, designed to allow the original walls to breathe. Much of the interior is finished with tongue-and-groove timber panelling, paint-washed to complement the character of the cottage. Considerable care has been taken to retain the building's charm and individuality. Notable features include bespoke doors, traditional timber flooring, a wood-burning stove and an original open fireplace, together with the particularly striking metal-and-timber geometric staircase connecting the ground and upper floors. Set within approximately one-third of an acre, the cottage is accompanied by a substantial detached byre of similar traditional construction. This attractive additional building offers considerable potential, and a future owner may wish to investigate the possibility of conversion or change of use, subject to obtaining all necessary consents from the relevant planning authority. With its character, manageable proportions and peaceful location, 6 Easter Mandally offers a rare opportunity to acquire an appealing Highland property. It would make a delightful permanent home or private retreat and may also have potential as a holiday home or holiday letting property, subject to any necessary licences or consents.

Mandally is a small rural settlement on the outskirts of Invergarry, surrounded by the dramatic mountains, glens and lochs for which the Scottish Highlands are renowned. Despite its tranquil setting, the property is well placed for exploring the wider region, with Fort William approximately 25 miles to the west, Fort Augustus around 8 miles to the east and Inverness approximately 44 miles away. The location combines a genuine sense of peace and seclusion with convenient access to the many outdoor pursuits and leisure opportunities available throughout the Highlands, making this a particularly appealing base from which to enjoy the area.

- Charming Detached Traditional Stone-Built Cottage
- Idyllic Rural Location with Countryside Views
- Lounge/Diner with Wood-Burning Stove plus Open Fire
- Kitchen/Diner
- Two Double Bedrooms
- Bathroom
- Original Glazing & Electric Wet Central Heating
- Generous Grounds of around 0.27 Acres
- Ample Off-Street Parking & Detached Stone Byre
- EPC Rating: F 30

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Accommodation

Lounge/Diner 9.3m x 3.7m

Solid wooden front door to open-plan living area. Two windows to front and one to rear. Feature geometric metal and wooden curved staircase to upper level. Wood-burning stove set on stone hearth with wooden overmantle at lounge area. Open fire with decorative cast-iron surround at dining area. Door to inner vestibule.

Inner Vestibule 2.0m x 1.3m

With doors to bathroom and kitchen. Solid wooden door to front.

Bathroom 2.0m x 2.0m

With window to rear. Fitted with white suite of WC and wash hand basin set in vanity unit and enamel bath. Heated towel rail.

Kitchen 3.4m x 2.8m

Slightly L-shaped, with window to front and rear. Fitted with ‘Terence Conran inspired’ wooden kitchen with fitted shelving. White Belfast sink unit. Tiled splashback. Classic 90 5-ring gas hob cooker range. Built-in airing cupboard. Heatrae Sadia boiler. Hatch to loft.

Upper Level Landing 2.5m x 2.4m

T-shaped, with original metal framed window to front. Seagrass flooring. Doors to bedrooms.

Bedroom 3.7m x 3.3m

With original metal framed window to front. Coombed ceilings. Built-in storage and cupboard.

Bedroom 3.7m x 3.5m

With original metal framed window to front. Coombed ceilings. Built-in storage and cupboard. Seagrass flooring.

Detached Byre

The byre is split in to 3 separate areas comprising livestock section, stable and garage/workshop.

Livestock Section 3.7m x 3.4m

With wooden entrance door and window to rear. Three cattle stalls. Cobbled flooring. Light and power.

Stable 3.7m x 2.6m

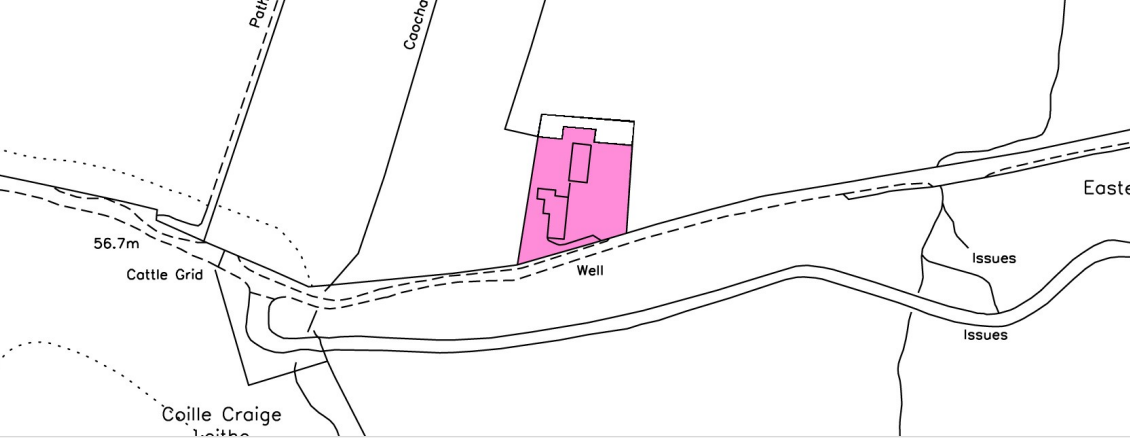
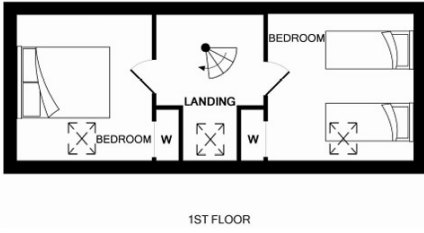
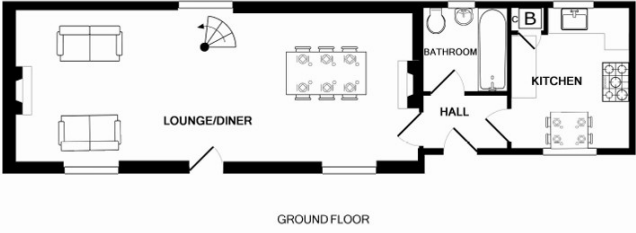
With wooden entrance door and window to front. Belfast sink unit. Two stalls set on raised wooden flooring. Remainder of flooring laid to cobbles. Light and power. (Currently used as a utility area)

Garage/Workshop 7.3m x 3.7m

With double garage doors, wooden stable door and window to rear. Floor laid to a mixture of cobbles and concrete. Mezzanine level. Light and power.



Floor Plan



Garden

The property benefits from fully enclosed garden grounds, equating to around a third of an acre, laid in the main to natural lawn with an ample gravelled parking area.

Travel Directions

Travelling on the A82 Fort William to Inverness road for approx. 24 miles, turn left immediately before Invergarry where signposted Mandally. Follow the road ahead for around half a mile. 6 Easter Mandally is the 6th property on the right hand side with the double metal gates.

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