



Morar Burn Lodge

Morar, Mallaig

A modern lodge home in the spectacular West Highlands, situated in a stunning location

A magnificent detached home in a breathtaking Highland setting, close to the stunning western coastline with its beautiful beaches. The property's natural timber cladding sees it blend into the rugged landscape, while inside there is contemporary accommodation with full-height windows affording exceptional views and flooding the space with natural light.



2 RECEPTION ROOMS



3 BEDROOMS



4 BATHROOMS



PARKING & GARAGE



GARDEN



FREEHOLD



RURAL



2,102 SQ FT



OFFERS OVER £800,000

The property

Morar Burn Lodge is a stylish property featuring three bedrooms and contemporary living space arranged over four levels. Beautifully finished throughout, the home features elegant bespoke fittings, generous use of glass, and exposed timber elements that create a strong connection to the stunning, untamed surrounding landscape.

Entering into the lower ground level there is a beautifully appointed kitchen and dining room with sliding glass doors opening onto the terrace area and a partial double-height ceiling with skylights above. The kitchen itself is fitted with stylish modern units, providing plenty of storage, as well as a central island and integrated appliances. There is space for a family dining table, while the adjoining utility room provides further storage and space for home appliances. Stairs lead to the upper ground floor, where there is a well-proportioned sitting room and a comfortable family room. The rooms are divided by the glass balustrades of the staircase and galleried landing, creating an open-plan feel. The main sitting room has a vaulted

ceiling, full-height windows and a breathtaking arched, double-height end gable window, looking out across the garden. The family room provides further space in which to relax, with its skylights affording views towards the sea to the west.

On the upper ground level, there are two well-presented double bedrooms of similar proportions, both benefiting from built-in storage and high-spec en suite shower rooms. This level also includes a family bathroom. On the first floor, there is a further double bedroom with its own en suite shower room.

Outside

The house is nestled in a secluded setting, surrounded by woodland and hills, with views towards the stunning coastline. The driveway leads to the front of the property, where there is parking space for several vehicles and steps leading to the front entrance, patio and terrace area, which is accessed via the lower levels' kitchen and dining room. At the rear there is a further area of patio for al fresco dining, an area of raised lawn and a gate leading directly to a hillside.







Location

The property occupies a picturesque and secluded position in the West Highlands, between Loch Morar and the dramatic western coastline.

The small village of Morar lies approximately two miles away, and provides some everyday amenities, while the port town of Mallaig is less than five miles away, providing access to a small supermarket and various other amenities.

Fort William, approximately 39 miles away offers access to a wider range of shops and amenities, including several larger supermarkets together with Nevis Range Ski Resort and a mainline train station. The famous West Highland train line terminates at Mallaig and the journey from Fort William to Mallaig is known as one of the most scenic train routes in the world.

Schooling in the area includes a primary school in Morar, another in Arisaig and both primary and secondary schools in Mallaig.

The area is one of the most secluded in the country and features direct access to some of the most spectacular landscapes and scenery to be found across the British Isles. Walking, cycling, climbing, sailing and all manner of alternative outdoor pursuits are all easily accessible.



Distances

- Morar 2 miles
- Mallaig 4.5 miles
- Fort William 39 miles
- Inverness 102 miles

Nearby Stations

- Morar
- Arisaig
- Mallaig

Key Locations

- Loch Morar
- Mallaig Heritage Centre
- Camusdarach Beach

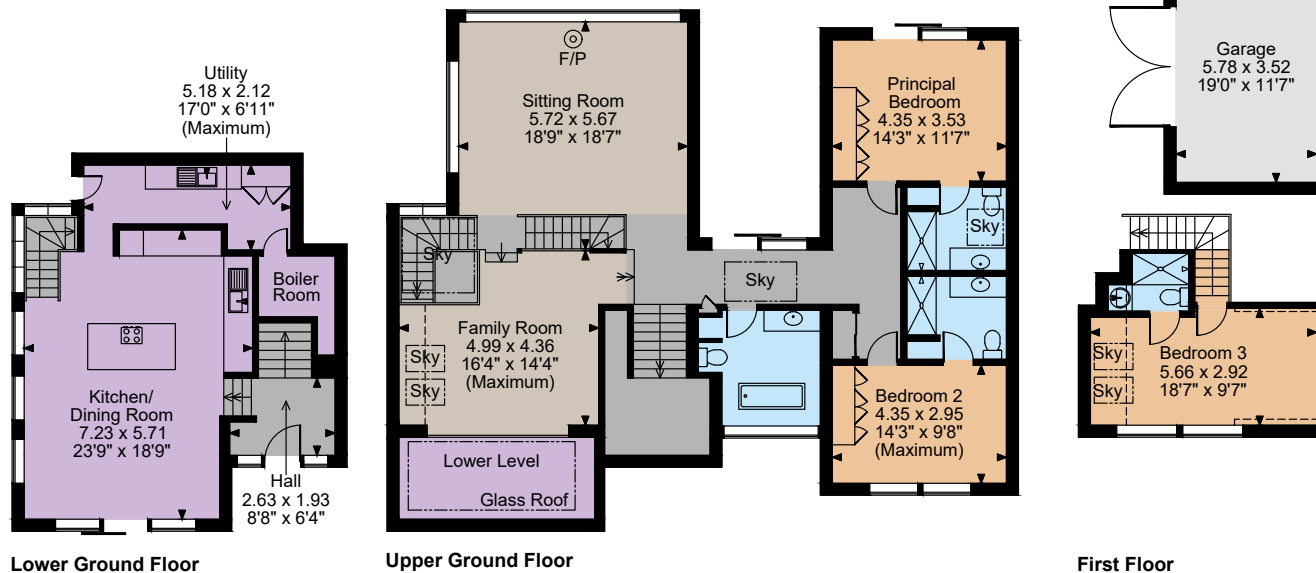
Nearby Schools

- Mallaig Primary School
- Mallaig High School









The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,102 sq ft (195 sq m)

Garage internal area 222 sq ft (21 sq m)

Total internal area 2,324 sq ft (216 sq m)

For identification purposes only.

Directions

PH40 4PD

what3words: ///blacken.glaze.bind

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity and water. Air source underfloor heating. Private drainage via septic tank (SEPA registered).

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: C

Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

Inverness

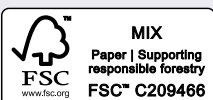
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