



The Lodge

Fiunary, Lochaline, PA80 5XU

Offers Over £285,000

Fiuran
PROPERTY

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The Lodge is a charming detached chalet style Bungalow with elevated views over the Sound of Mull. Situated in the tranquil, charming costal village of Fiunary, near Lochaline. With sizeable garden and driveway, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Lovely detached Bungalow
- Wonderful sea views
- Peaceful rural costal location
- Sun Room, Porch, Hallway, Lounge
- Kitchen/Diner, Utility Room, Study
- Master Bedroom with Sauna & En Suite
- Further double Bedroom & Bathroom
- Large floored Loft with power & lighting
- Solar Panels & electric heating
- Sizeable garden with carport
- Private driveway with parking
- Wonderful family home



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The accommodation comprises of the Sun Room, Porch, Hallway, Lounge with elevated views over the Sound of Mull, Kitchen/Diner, Master Bedroom with Sauna & En Suite Shower Room, further double Bedroom, family Bathroom and Study with stairs leading up to the fully floored Loft which has a dark room and power, lighting and water.

In addition to its beautiful location nestled in the most southern tip of the Morvern Peninsula overlooking the Sound of Mull, The Lodge is a bright and deceptively spacious property with double glazed windows, solar panels for hot water and electric heating.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the driveway at the front of the property and entrance into the Sun Room, or at the rear into the Utility Room.

SUN ROOM 3.9m x 1.2m

With windows to the front elevation taking full advantage of the wonderful views, wooden flooring, glazed door leading to the Porch and external glazed door leading to the front garden.

PORCH 1.7m x 1.2m

With wooden flooring, and glazed door leading to the Hallway.

HALLWAY 6.9m x 2.5m (max)

With large storage cupboard housing the solar panel system & hot water tank, radiator, wooden flooring, and doors leading to the Lounge, Porch, Study, both Bedrooms and Bathroom.

LOUNGE 5.6m x 5.6m

Bright room, with window to the front elevation looking over the garden and taking advantage of the unrestricted views beyond, further windows to the side elevation, wooden flooring, and doors leading to the Kitchen and Hallway.

KITCHEN 6.7m x 3.1m

Spacious room with dual aspect windows to the side & rear elevations looking over the side & rear garden, range of base and wall mounted units, complementary work surfaces over, stainless steel sink & drainer, oil fired Stanley Range cooker, free standing cooker with LPG gas hob and fan ovens, space for dining furniture, tile effect vinyl flooring, and doors leading to the Utility Room and Lounge.

UTILITY ROOM 3m x 2.1m

With window to the rear elevation, range of base, wall shelved units, complementary work surfaces over, stainless steel sink, plumbing for washing machine, space for tumble dryer, tile effect vinyl flooring, door leading to the Kitchen and external door leading to the rear garden.

BATHROOM 3m x 2.2m

With frosted window to the front elevation, suite comprising of bath with bath/shower mixer tap, wash basin & WC, heated towel rail, tile effect vinyl flooring, and door leading to the Hallway.



MASTER BEDROOM 4.4m x 3m (max)

With window to the rear elevation looking over the rear garden, radiator, sauna, fitted carpet and doors leading to the En Suite Shower Room and Hallway.

EN SUITE SHOWER ROOM 1.6m x 1.2m

With frosted window to the rear elevation, suite comprising of shower enclosure, wash basin & WC, tile effect vinyl flooring, and door leading to the Master Bedroom.

BEDROOM TWO 4.4m x 3.2m

With window to the front elevation looking over the front garden and views beyond, built-in wardrobe, radiator, fitted carpet and door leading to the Hallway.

STUDY 3.4m x 3m (max)

With window to the front elevation to the Sun Room, stairs rising to the fully floored Loft, radiator, wooden flooring and door leading to the Hallway.

LOFT

The large Loft has power, lighting, water, heating, and is floored. Owners used this space as a studio and incorporated a dark room. The Loft has development potential (subject to the relevant planning consents).

GARDEN

The well-established sizeable garden surrounds the property is laid mainly with grass with gravel paths and is offset with mature trees, bushes, shrubs & seasonal planting. There is a feature pond in the front garden. With ample space for garden furniture in this sun trap garden, it makes an ideal place for relaxing, dining alfresco and for taking in the wonderful views. The driveway and carport provide private parking.



The Lodge, Fiunary



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

Loft Space



GENERAL INFORMATION

Services: Mains water & electricity. Private septic tank

Council Tax: Band D **EPC Rating:** D58

Local Authority: Highland Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

LOCATION

This area is renowned for its beauty, surrounded by mountains, wonderful beaches and has an abundance of wildlife. This is the perfect location for walking, sailing, kayaking, fishing, cycling, diving and many other outdoor activities.



LOCHALINE

Lochaline is a beautiful, small rural coastal village offering a well-stocked shop, several restaurants, hotel, medical centre, primary school and harbour. Secondary schools are located either in Strontian (by road) or Tobermory (by ferry). Larger towns, Strontian, Fort William, Tobermory and Oban are within easy reach by road and ferry and offer a wider range of shops and facilities.

DIRECTIONS

From Fort William on A82 head South for approx. 8 miles, cross over on the Corran Ferry. Turn left once over the ferry and continue for approx. 12 miles towards Strontian. Turn left at the head of Loch Sunart onto A884 signposted for Lochaline. Continue along this road for approx. 19 miles. On entering the village of Lochaline turn right signposted Drimnin, B849. Continue ahead for 4 miles, turn right at the maroon & cream sign for The Coach House, The Lodge and Finchwood. Continue up the hill and follow the road ahead. The Lodge is the second property.

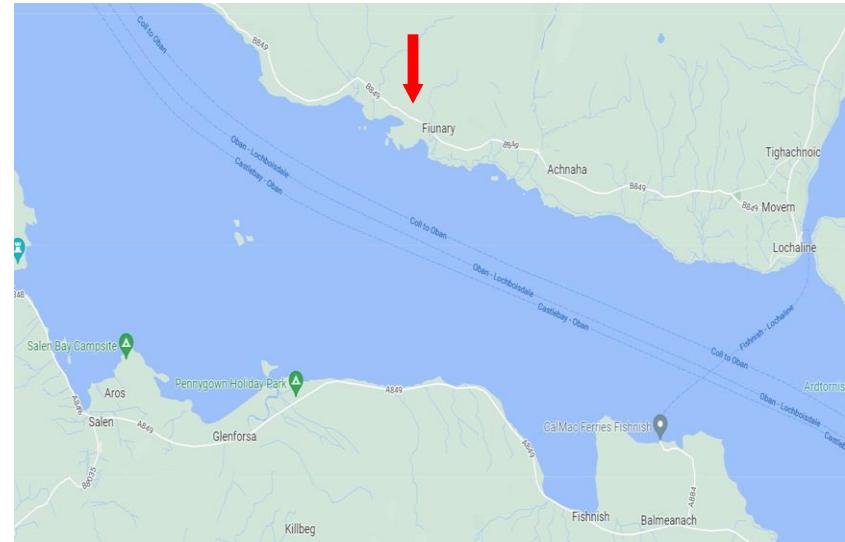
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

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. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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The Ferry arriving at Lochaline from The Isle of Mull

