



BIRCHWOOD COTTAGE | STRONTIAN | PH36 4JA

GUIDE PRICE: £455,000



Birchwood Cottage enjoys a truly exceptional setting on the edge of the picturesque Highland village of Strontian, commanding spectacular panoramic views across its beautifully landscaped gardens and grounds to the surrounding countryside beyond. Occupying approximately three acres, with around half laid out as immaculate gardens and the remainder forming a grazing paddock, this striking Scandia-Hus home has been thoughtfully designed to embrace its idyllic location, with light-filled accommodation and carefully positioned living spaces that make the most of the breath-taking outlook. Beautifully presented and meticulously maintained throughout, the property offers an outstanding family home, combining Scandinavian design with exceptional energy efficiency. Triple glazing and oil-fired central heating ensure year-round comfort, while the current owners have continued to enhance the property with a number of high-quality improvements, including the addition of a superb sun room, replacing the original conservatory, an updated utility room, a replacement metal roof to the carport, and the creation of stunning landscaped gardens. Externally, the grounds are equally impressive. An expansive decked terrace and beautifully landscaped gardens provide superb spaces for entertaining and family enjoyment, complemented by mature planting, vegetable beds, a substantial 20-foot polytunnel and a netted soft fruit enclosure, offering excellent opportunities for those wishing to embrace a more sustainable lifestyle. The generous paddock further enhances the property's appeal, while a detached double garage complete with an inspection pit provides excellent storage and workshop facilities. A particularly striking feature is the impressive balcony, accessed from the principal bedroom, where exposed timber beams frame uninterrupted views across the garden.

Birchwood Cottage enjoys a rural yet convenient location on the edge of the welcoming village of Strontian, situated at the head of Loch Sunart amidst some of the West Highlands' most spectacular scenery. The village offers an excellent range of everyday amenities, including shops, café, hotels, a post office, doctor's surgery, both primary and secondary schooling, and the Ardnamurchan Community Library at the Sunart Centre, a welcoming school-and-community hub offering book lending, public computers, study facilities, digital support and a variety of family and community activities. The outdoor pursuits available on the doorstep are second to none, with walking, cycling, sailing, fishing and wildlife watching all readily accessible, while the outdoor capital of the Highlands, Fort William, lies approx. 25 miles away, offering a wider range of shopping, leisure, professional services and transport links. Offering an exceptional combination of architectural quality, beautifully established grounds and an enviable Highland setting, Birchwood Cottage presents a rare opportunity to acquire a distinctive and substantial family home in a most sought-after rural location.

Superior Detached Scandia-Hus Designed Dwellinghouse
 Idyllic Rural Private Location with Countryside Views
 In Immaculate Order & Beautifully Presented
 Welcoming Entrance Hallway
 Spacious Lounge with Feature Wood-Burning Stove
 Open-Plan Kitchen, Dining & Sitting Room
 Utility Room
 Contemporary Sun Room
 4 Bedrooms (Principal with Private Balcony)
 Family Bathroom & Separate Shower Room
 Triple Glazing & Oil Fired Central Heating
 Grounds of around 3.0 Acres, with Fenced Grazing Paddock
 Detached Double Garage & Carport with Ample Private Parking
 EPC Rating: C 70



rightmove
 find your happy

ZPG

PrimeLocation.com



Entrance Hallway 4.1m x 2.6m

With wooden entrance door and window to side. Feature wooden staircase to upper level. Doors to open-plan kitchen, dining and sitting room, lounge, bedroom and shower room.

Open-Plan Kitchen, Dining and Sitting Room 6.5m x 4.0m

With three windows to rear and three-quarter glazed wooden door to rear decked terrace. Fitted with wooden kitchen units, offset with solid wooden work surfaces. Hisence double oven. Bosch gas hob with extractor hood over. Stainless steel double sink unit. Tiled splashback. Plumbing for dishwasher. Feature wooden ceiling beam. Doors to utility room and sun room.

Utility Room 2.8m x 1.8m

With window to rear and half glazed door to side. Fitted with modern grey-coloured, shaker-style kitchen units, offset with granite effect work surface. Stainless steel sink unit. Tiled splashback. Plumbing for washing machine. Grant boiler. Pulley operated clothing airer.

Sun Room 5.7m x 2.6m

With step down. Windows to three sides and fully glazed door to rear paved patio area. Door to lounge.

Lounge 6.4m x 4.2m

With step up from sun room. Windows to front and side, and window to sun room. Feature

Villager wood-burning stove with tiled hearth and surround.

Shower Room 2.4m x 1.2m

With frosted window to side. Fitted with white suite of WC, wash hand basin, and fully tiled shower cubicle with mains shower. Tiled splashback.

Bedroom 4.1m x 3.7m

With two windows to front. The wooden range of furniture is included and forms part of the sale.

Upper Level

Landing 4.1m x 3.7m

L-shaped, with Velux window to side. Built-in cupboard. Hatch to loft. Doors to bathroom and bedrooms.

Bathroom 3.2m x 2.8m

Slightly L-shaped, with Velux window to side. Fitted with white suits of WC, wash hand basin, feature roll-top bath, and fully tiled shower cubicle, with mains shower. Half tongue-and-groove wooden panelling. Tiled splashback.

Bedroom 3.7m x 2.4m (currently used as a Study)

With window to front. Fitted shelving. Access to eaves.

Bedroom 3.7m x 2.9m

With window to front. Fitted wardrobe.

Principal Bedroom 4.9m x 3.5m

With three windows to rear and fully glazed door to

covered decked balcony area. Three built-in wardrobes with louvre doors. Feature vaulted ceiling with exposed wooden beams.

Detached Double Garage 8.5m x 6.0m

With two wooden up-and-over doors. Two side entrance doors. Two windows to rear. Light and power. Inspection pit. A carport features over one of the garage doors, whilst an integrated roof connects the garage entrance door to the utility room door.

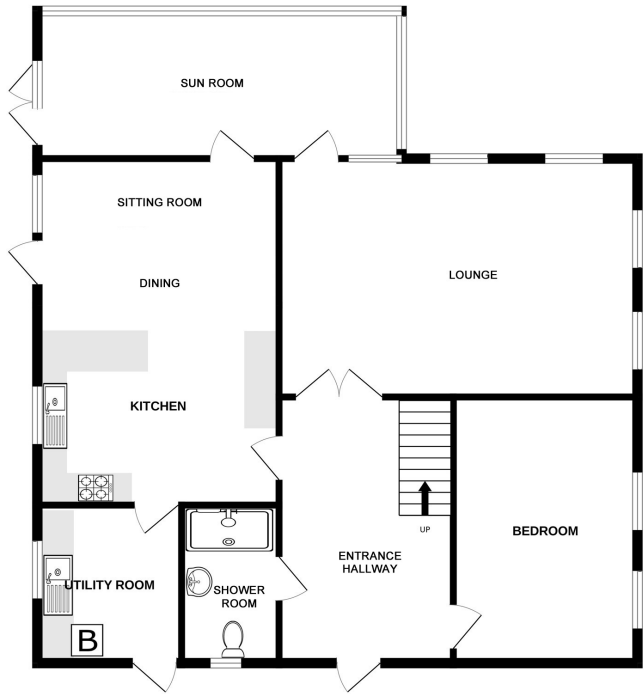
Garden

Set within approximately three acres of beautifully maintained gardens and grounds, with around half of the land comprising a paddock/grazing area, the property enjoys an exceptional rural setting. Approached via a private gravelled driveway, the property offers ample parking and a generous turning area. To the rear, an impressive decked terrace extends the full length of the house, creating a superb space for outdoor entertaining and al fresco dining. The gardens are predominantly laid to lawn and have been thoughtfully landscaped by the current owners, featuring beautifully stocked planting beds with an abundance of mature trees, shrubs and flowering plants, providing year-round colour and interest. Charming gravel pathways meander through the gardens, while further mature planting enhances the sense of privacy and tranquillity. For those with an interest in homegrown produce, the grounds also include raised vegetable beds, a netted soft fruit enclosure and a substantial twenty foot polytunnel, offering excellent opportunities for productive gardening. A wood/log store is included in the sale.

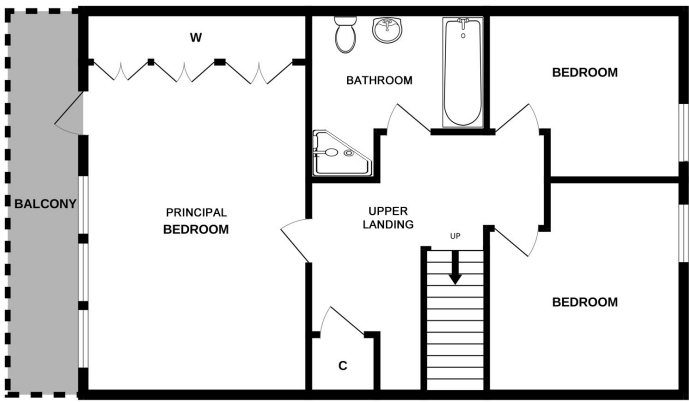


Floor Plan

GROUND FLOOR



1ST FLOOR

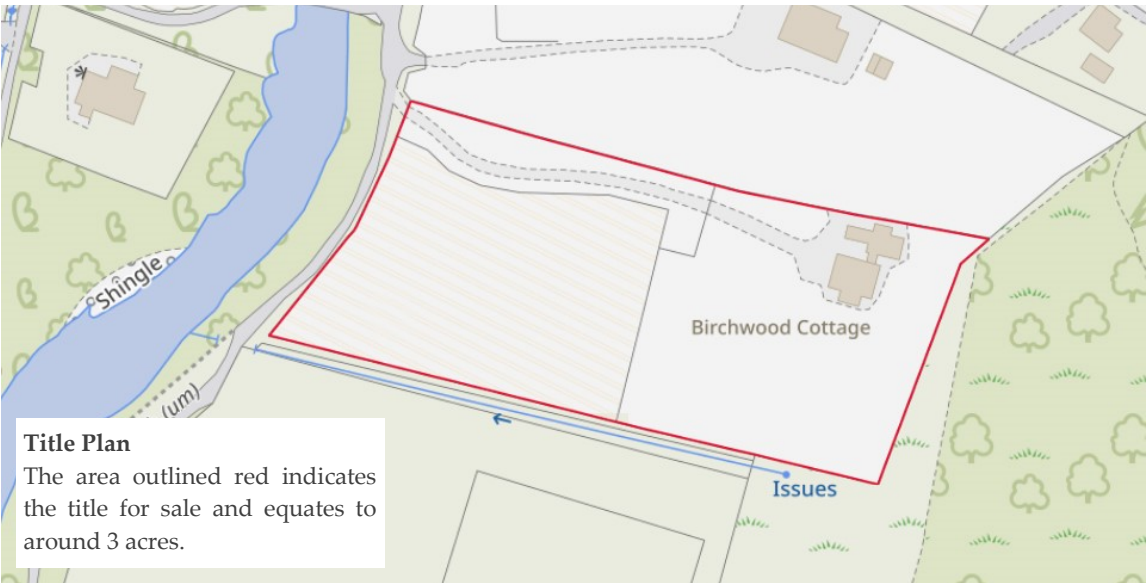


Travel Directions

From Fort William take the A82 south for approximately 8 miles, turning right where signposted Corran Ferry. Take the Corran Ferry and on leaving the ferry, turn left on to the A861 and proceed on this road for around 12 miles to Strontian. When entering Strontian pass the Strontian Hotel and shops, turning right signposted Bellsgrove and Polloch, after the bridge. Continue on this road for around a mile, turning right immediately after the Church of Scotland. Cross over the bridge and bear right. Birchwood Cottage is the second property on the left hand side.



MacPhee & Partners, Airds House, An Aird, Fort William, PH33 6BL
01397 702200 :: estateagency@macphee.co.uk :: www.macphee.co.uk



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)'.