



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**2 Doune**

KNOYDART, MALLAIG, HIGHLAND, PH41 4PL





# Knoydart

MALLAIG, HIGHLAND, PH41 4PL



No 2 Doune is one of a small group of four private dwellings, overlooking Doune Bay on the Knoydart peninsula. The property enjoys a spectacular panoramic location nestled in the hillside, with stunning views over the sheltered bay and the Sound of Sleat to the Cuillin Mountains on the Southern end of the Isle of Skye. This property offers the opportunity to enjoy an exceptional lifestyle close to nature whilst enjoying the benefits of coastal living, with direct access to fishing, sailing and many other water sports. Homeowners in Doune are members of the Doune Association and benefit from communal facilities, including a pier, boat shed and slipway, as well as ownership of the land surrounding the individual houses. There is a small restaurant with rooms in the community, open seasonally and serving locally sourced food. Knoydart itself is a peninsula on the famous West Coast of the Scottish Highlands. Situated between Loch Nevis and Loch Hourn, the peninsula comprises approximately 55,000 acres which today is divided up amongst a number of landowners, with the largest area managed by the Knoydart Foundation.



Knoydart is entirely cut off from the UK mainland road network, thus meaning access can only be made either by boat or by foot. The rugged and remote landscape is one of the primary attractions of the area with four Munros and numerous Corbetts within the Knoydart boundary, hillwalkers flock from far and wide to make their ascents. The property is within walking distance of the main settlement of the village of Inverie. The village provides basic amenities including a Post Office and primary school along with a tearoom and the most remote pub in mainland Britain, The Old Forge. Knoydart attracts thousands of visitors each year, most of whom come during the high season of April to September. Hill-walkers, yachtsmen, cyclists, musicians, artists, families, and many day-trippers arrive by boat and walk through the hills during these summer months to experience Knoydart in their own way, with something for everyone to enjoy.

There is a scheduled ferry service between Inverie and Mallaig, a large fishing village with many services and rail connections to the rest of the UK.







# 2 Doune

KNOYDART, MALLAIG



McEwan Fraser Legal are delighted to offer a very rare opportunity to purchase this unique coastal property situated within a small group of houses at Doune on The Knoydart Peninsula. The house was built in 1997 using natural materials with the outer walls utilising recycled Glasgow street cobbles (some of which still have the remnants of the yellow paint indicating "No Parking"). The property blends into the natural landscape and has been finished to a high standard with versatile and practical family accommodation taking maximum advantage of the spectacular sea views. The house is highly energy efficient with solar panels, a generator with a battery bank, inverters and solar gain provided by the extensive use of glass at the front of the house. The community has 4G mobile phone connection, landline connection and superfast broadband via a microwave link to Skye.

The house has an associated mooring in the bay which facilitates easy access to Mallaig by private boat. Doune is formed as a co-operative, all house owners are members of The Doune Association allowing equal access for each member to the commercial-sized boatshed, slipway and pier suitable for both large and small private craft. At first glance, the location seems remote but is only 20 minutes by boat from Mallaig with its excellent marina facilities.

The accommodation comprises: Ground Floor – Sun Room, Sitting Room, Dining Kitchen, Cold Store, Utility Room, Cloakroom, Three Bedrooms, Shower Room. First Floor – Master Bedroom with Bathroom and en-suite WC, Large boarded attic space some of which is currently used as a bedroom.

The garden ground extends to approximately 2 acres. The rear garden is fully enclosed and is laid to grass offset with trees and shrubs. There are two highly productive poly tunnels providing vegetables and fruit throughout the year, including apricots, figs and asparagus, and a separate soft fruit garden and vegetable garden. A decked sitting area on the front of the house offers uninterrupted views across to Skye. The garden grounds also contain a cold store, generator shed, hen house with run, solar panels and smokery.

This house will greatly appeal to a buyer with a desire for the outdoors be it on the hills or on the water who wants to take advantage of an almost once in a lifetime chance to enjoy the natural beauty of the Scottish Highlands.

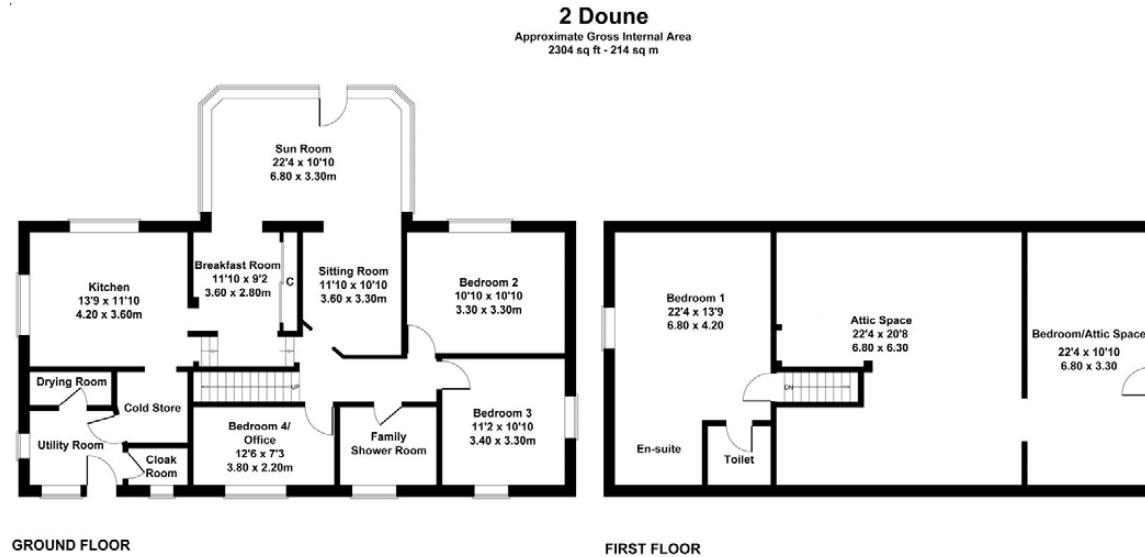




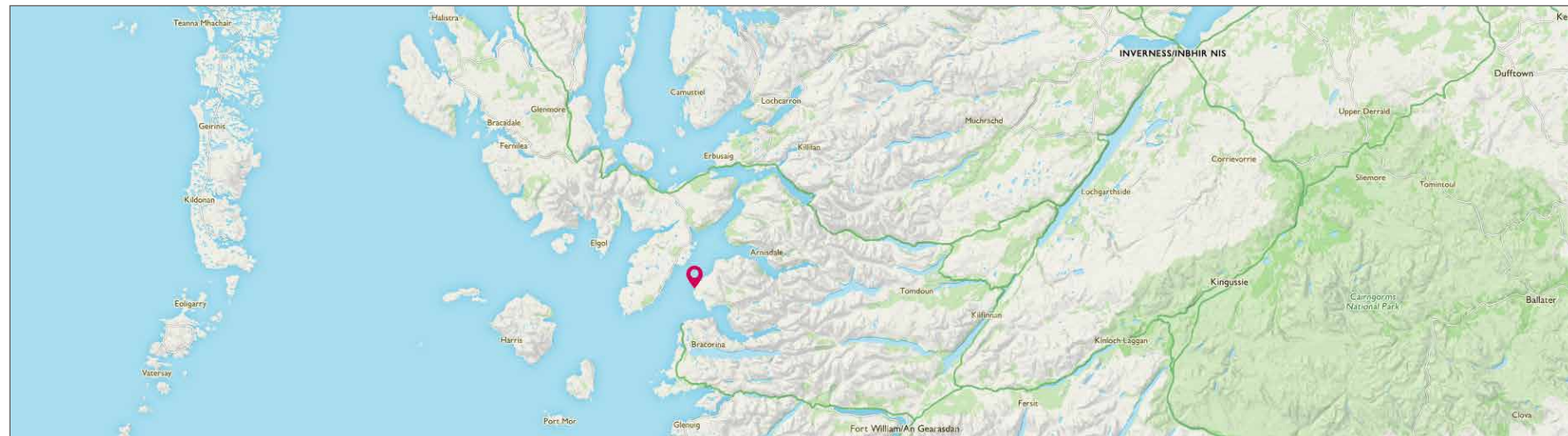
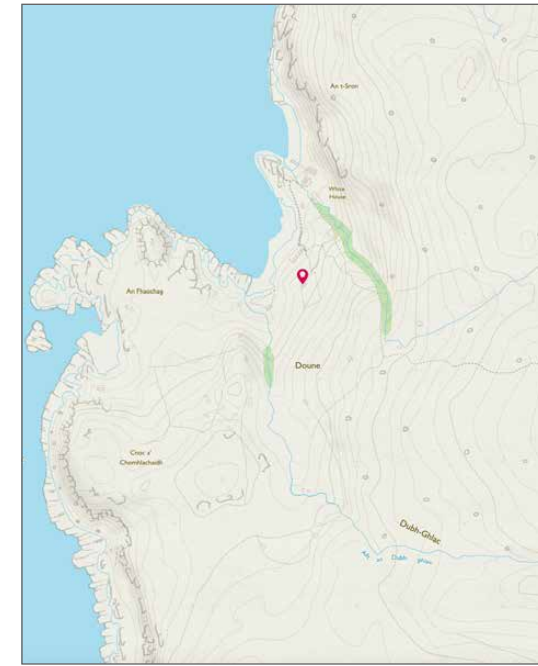


# Specifications

FLOOR PLAN, DIMENSIONS & MAP



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
Produced by Potterplans Ltd. 2018



**Extras (Included in the sale):**  
All fitted carpets, curtains light fittings and boat mooring tackle. Boat, quad bike with trailer are available by separate negotiation.





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