





Birchgrove

Lochdon, Isle of Mull

Birchgrove is a beautiful, architect designed detached dwelling house, built in 2002. The house has been thoughtfully designed in the traditional Argyll farmhouse style and is in-keeping with its surroundings, whilst at the same time offering modern fixtures, fittings and services.

Beautiful, architect designed detached house, of one and three quarter stories, in an enviable island location with 4* B&B credentials

Centrally situated for exploring the island and convenient for travel links

The well laid-out accommodation comprises: Porch, hall, lounge, kitchen, dining room, 4 bedrooms (all with en suite), washroom and rear porch.

Double glazing. Oil fired central heating and electric heating

Large, compartmented workshop. Timber shed. Poly tunnel

Off street parking. Well established, easily-maintained gardens

Offers in the region of £320,000

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Birchgrove

Situation

Birchgrove is situated in the hamlet of Lochdon on the Isle of Mull. Lochdon lies approximately 4 miles south of Craignure, and approximately half way between Tobermory and Fionnphort. It is therefore ideally placed to take advantage of the amenities offered by Tobermory, the ferry terminal at Craignure and the tourist attraction offered by the Isle of Iona, a short ferry journey from Fionnphort.

Lochdon itself has a primary school, with secondary education being undertaken in Tobermory. Craignure, approximately 4 miles away, supports an inn, a hotel, a bistro, a garage and a Spar shop.

Isle of Mull

The second largest of the Inner Hebrides, Mull is a highly accessible island, being reached by a forty-five minute vehicular ferry from Oban. Services from Lochaline on Morvern and Kilchoan on the Ardnamurchan peninsula are also available. There is a small airstrip at Glenforsa suitable for private aircraft and a main line train service from Glasgow to Oban, with some trains connecting with the ferry.

The colourful harbour town of Tobermory is a popular tourist destination and as such provides an excellent range of dining, cultural and shopping opportunities as well as standard services, including a medical centre, churches, a high school with a primary section, and good sports facilities including a scenic nine-hole golf course.

Outside the buzz of Tobermory, the Isle of Mull boasts an extraordinary and diverse scenery. From the dramatic Gribun cliffs and the shark-fin peak of Ben More to the white sands of Calgary Bay, Mull has undoubted appeal for all. A multitude of sea lochs give Mull over 500km of coastline to be explored by kayaks, yachts, divers or on land by foot or mountain bike. The awe-inspiring landscape is also a strong lure for artists of every discipline.

Accompanying the varied scenery is a range of wildlife. Mull is home to a variety of rare birds including golden eagles, white-tailed sea eagles and hen harriers. The island is famous for its roaming herds of red deer, and otters may be seen dining on brown trout on the Ross of Mull; or sea otters playing in secluded bays. Cetacean – and shark – watching trips are a favourite with tourists, as are trips to the Treshnish Isles to visit the local puffin and seal populations, or to Staffa to admire the stunning geology of Fingal's Cave.

Due to its size and range of attractions, Mull has a longer tourist season than many of the other Hebridean islands, still receiving large numbers of visitors into October. The island also hosts a number of music and arts festivals throughout the year.

Directions

From the ferry terminal at Craignure, take left onto the A849 and then right. Continue for approximately 4 miles until arriving at Lochdon. Head through Lochdon and come out the other side, passing Grasspoint Road which leads off to the left hand side. Go round corner and take right at the red and yellow sign. Head up a gravel track and Birchgrove is on the left hand side.

Description

Birchgrove is a beautiful, architect designed detached dwelling house, built in 2002. The house has been thoughtfully designed in the traditional Argyll farmhouse style and is in-keeping with its surroundings, whilst at the same time offering modern fixtures, fittings and services. It occupies an elevated position in a unique, small development of houses, of which only one is visible from the garden.

The interior of the property is finished in mellow pine throughout, continuing the farmhouse design. The house is very well-presented with quality fixtures and fittings throughout, and is in walk-in condition.

The lounge is a cosy room with an efficient wood-burning stove and patio doors leading out to a decking area. The dual aspect windows facing south and west are ideally placed to take advantage of the evening sunshine. There are natural wood finishes and a neutral floor covering.

The kitchen has an excellent range of pine farmhouse-style fitted floor and wall units, providing ample storage. There is also an eye-level electric oven, a gas hob and plenty of work surface space.

All of the bedrooms are en suite, and the bedroom downstairs is adapted for a partially disabled person with a wheelchair. All bedrooms benefit from lovely views across the glen, a tranquil atmosphere and plenty of natural daylight.

Externally, the property has the benefit of a large workshop and showroom, currently being used as a pottery, but which could easily be adapted for another craft or trade. The property sits in its own well-established gardens in an elevated position and with lovely rural views.

Birchgrove is currently running as an established B&B, and it would be possible to continue this business or alternatively use it as a comfortable family home.

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

Porch 2.34m (max) x 1.67m (max)

Double glazed window (N) to rear. Six pane glazed outside door. Internal pine door with two frosted etched insets. Fitted carpet. Pendant light.

Reception Hall

Doors to bedroom 1, lounge, dining room and W.C. Carpeted dog leg staircase with wood banister and balustrade and matching fitted carpet to upper floor guest accommodation. Double glazed window (N) at turn. Smoke detector. Central heating radiator. Matching fitted carpet. Two matching pendant lights.

Lounge 4.73m (max) x 4.48m (max)

Dual aspect room with double glazed window (S) to front with views, patio doors (S) to front with decking, and (W) to side. Internal wooden door to hall. Internal wooden door with frosted glazed inserts to dining room. Sliding door with two frosted etched insets to kitchen. Carpeted wooden staircase with safety rail and balustrade to upper floor and owners' accommodation. Large open fireplace with wooden fire surround and mantel. Stone hearth and free standing multi fuel stove. Recessed shelving. Two television points. Telephone point. 2 central heating radiator. Fitted carpet. Two matching pendant lights.

Kitchen 4.48m (max) x 2.23m (max)

Double glazed window with roller blind (N) to rear. Internal door with two etched and frosted glazed insets to rear porch. Internal sliding door into lounge. Pine fitted floor and wall units. Mosaic-effect roll top work surfaces. Under cupboard down lights. Shelving. Diplomat 5-ring stainless steel gas hob. Select double oven and grill with drop down door. One and a half bowl stainless steel sink unit with mixer tap and drainer. Bosch upright fridge freezer. Wall mounted extractor fan. Central heating radiator. Vinyl floor covering. Down light. Ceiling light.

Dining Room 3.46m (max) x 3.48m (max)

Double glazed window (S) to front. Pine internal door with two frosted, etched glazed insets and similar door to lounge. Dado rail. Telephone connection point. Central heating radiator. Fitted carpet. Pendant light.

Bedroom 1 (Letting Bedroom 1) 5.37m (max) x 3.48m (max)

Dual aspect room with double glazed window (S) to front and (E) to side. Internal wooden door to en suite. Deep built-in single wardrobe with shelves and hanging space. Television point. Smoke detector. Two central heating radiators. Fitted carpet. Two matching pendant lights.

En Suite 2.94m (max) x 1.60m (max)

Double glazed window (N) to rear. Two piece suite in white comprising: W.C. and pedestal wash hand basin with tiled splash back. Shower cabinet with hinged glass screen and mains pressure Mira mixer shower. Respatex lined walls and grabrail. Dado rail. Shelf. Wall mounted heater. Shaver light and socket. Advent wall-mounted extractor fan. Central heating radiator. Vinyl floor covering. Ceiling light.

Cloakroom/Washroom 2.01m (max) x 1.20m (max)

Unusually-shaped room with double glazed internal window (N) into porch. Internal wooden door. Two piece suite in white comprising: W.C. and pedestal wash hand basin. Shelf. Coat hooks. Wall mounted heater. Fitted carpet. Pendant light.

Rear Porch 1.35m (max) x 1.97m (max)

Window (W) to side. External wooden door with glazed inset. Internal door to kitchen with frosted etched insets. Worcester central heating boiler. Hot water tank. Vinyl floor covering. Ceiling light.

Landing

Hatch to floored loft with light and ladder. Doors to bedroom 2 and bedroom 3. Deep walk-in shelved storage cupboard. Fitted carpet. Two pendant lights.

Bedroom 2 (Master – currently Owners' Accommodation) 5.23m (max) x 3.48m (max)

Slightly L-shaped dual aspect room with window (S) to front and window (W) to side. Slightly coombed ceiling. Door to en suite. Internal wooden door to landing. Large walk-in built-in single wardrobe with shelves and hanging space. Built-in double wardrobe with shelves and hanging space. Television point. Telephone point. Two Dimplex wall mounted panel heaters. Fitted carpet. Two matching pendant lights.

En Suite 1.77m (max) x 2.38m (max)

Window (N) to rear. Slightly coombed ceiling. Two piece suite in white comprising: W.C. with display shelf behind and pedestal wash hand basin with tiled splash back. Wall mounted heater. Shaver light and socket. Shower cabinet with hinged glass screen, mains pressure Mira mixer shower and Respatex walls. Heated towel rails. Wall-mounted electric heater. Ceiling-mounted extractor fan. Vinyl floor covering. Ceiling light.

Bedroom 3 (Letting Bedroom 2) 5.26m (max) x 3.46m (max)

Window (S) to front with views. Slightly coombed ceiling. Internal door to landing and second staircase. Internal wooden door to en suite. Built-in single wardrobe with shelves and hanging space. Television point. Smoke detector. Dimplex wall-mounted panel heater. Fitted carpet. Two matching pendant lights.

En Suite 2.55m (max) x 1.77m (max)

T-shaped room with window (N) to rear. Slightly coombed ceiling. Corner shelving. Two piece suite in white comprising: W.C. with display shelf behind and pedestal wash hand basin with tiled splash back. Shower cabinet with hinged glass screen, Respatex walls and mains pressure Mira mixer shower. Wall-mounted heater. Shaver light and socket. Heated towel rail. Ceiling-mounted extractor fan. Wall mounted electric heater. Vinyl floor covering. Ceiling light.

Bedroom 4 (Letting Bedroom 3) 3.48m (max) x 5.24m (max)

Dual aspect room with double glazed window (N) to rear and frosted window (E) to side. Slightly coombed ceiling. Corner shelf. Built-in single wardrobe with shelves and hanging space. Door to en suite. Internal door to landing. Television point. Smoke detector. Two Dimplex wall mounted panel heaters. Fitted carpet. Two matching pendant lights.

En Suite 2.98m (max) x 1.75m (max)

L-shaped room with double glazed window (N) to rear. Slightly coombed ceiling. Two piece suite in white comprising W.C. with display shelf behind and pedestal wash hand basin. Shower cabinet with hinged glass screen, Respatex walls and mains pressure Mira mixer shower. Dado rail. Wall mounted electric heater. Ceiling mounted extractor fan. Heated towel rail. Vinyl floor covering. Ceiling light.

External

The gardens to the front and rear are well-established and bordered by deer fencing. There is an abundance of mature rhododendrons, shrubs and trees, as well as a large, productive polytunnel. Next to the house is a wild area where many orchids bloom during the early summer.

The property has a sunny, southerly aspect and enjoys beautiful views over the surrounding countryside and hills.

Close to the back door, there is a large wooden building which contains a workshop and the utility area, as well as a pottery and kiln room. There is also a smaller shed which can be used for storage.

The drive area has enough parking space for four cars.

Workshop

Substantial timber workshop with light, power and water. Divided into four compartments:

Compartment 1 2.86m (max) x 2.76m (max)

Window (E) to side. Wooden door. Vinyl floor covering. Light and power.

Compartment 2 2.84m (max) x 2.43m (max)

Window (E) to side. Doors to compartments 1 and 3. Vinyl floor covering. Three fluorescent lights and power.

Compartment 3 2.85m (max) x 2.39m (max)

Doors to compartments 2 and 4. Shelving. Kiln (available by separate negotiation). Concrete paved floor. Two fluorescent lights.

Compartment 4 3.31m (max) x 2.83m (max)

Window (W) to side. Door to front. Door to compartment 3. Work bench. Bosch automatic washing machine. Zanussi automatic washing machine. Zanussi tumble dryer. Tricity Bendix tumble dryer. Stainless steel sink unit and drainer with cupboards below. Bosch upright fridge freezer. Vinyl floor covering. Power. Three fluorescent lights.

Shed 8' x 10'

Timber shed. Shelving. Good storage.

Poly Tunnel

30' long. 17' wide.

Services

Mains water
Mains electricity
Oil fired and electric heating
Shared septic tank

Council Tax

Band "F"

Postcode

PA64 6AP

Grid Reference

Land Ranger 49
721 327

Closing date

A closing date may be fixed for the receipt of offers. Interested parties should note their interest in the property.

Entry

Entry will be by mutual agreement.

Viewing

Viewing is strictly by prior appointment through the sole selling agents. If there is a particular aspect of the property which is important to you, then please discuss it with a member of staff of D M MacKinnon Estates in order to avoid a wasted journey.

Note

All fitted carpets, floor coverings, curtains, white goods and all items of furniture as described in the sales particulars are included in the sale unless otherwise stated. Accounts are available on request for seriously interested parties.

Particulars and photographs November 2008



