



# Hawthorn House

Isle of Lismore, Argyll and Bute, PA34 5UL

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An opportunity to acquire a charming detached three-bedroom cottage, situated in a picturesque, rural setting on the popular Isle of Lismore.

- Beautifully presented, detached three-bedroom property
- Previously renovated, C listed traditional cottage
- Flexible accommodation over three floors
- Wonderful family home with holiday-let potential
- Mature, walled gardens
- Large attic area
- Far-reaching countryside views
- Three bathrooms (two en-suite)
- Agent Note: pictures were taken in 2016
- EPC Rating C75



Oban 8 miles – Fort William 35 miles – Glasgow 118 miles (All by ferry and car)

#### Description

Hawthorn house offers buyers an opportunity to acquire a beautifully presented cottage, a wonderful family home on this popular island. The property is entered from the front, with the main entrance leading through to an entrance hall, opening through to an open plan kitchen and dining area. The kitchen design features a range of light blue coloured, traditional wall and floor units, complimented by a solid wooden worktop. The design allows for a number of appliances including freestanding range cooker and tall fridge freezer.

To the left of the hallway, the family lounge spans the full width of the house, warmed through by a multi-fuel stove. French doors open to the rear garden, effortlessly opening up this welcoming space and flooding the room with natural daylight.

Also located on the ground floor, a double bedroom is located to the rear of the house, also benefitting from open views to the rear garden. An adjacent bathroom features a full-sized bath with separate shower cubicle.

The staircase leads from the hallway to give access to the first floor, where a further two bedrooms are located, each of which benefits from en-suite facilities. All of the bedrooms benefit from built-in wardrobe space, with the first-floor bedrooms also enjoying far-reaching views across the local countryside.

The stairs continues to the top floor of the property where two attic rooms are located, one of which houses the water storage tanks. Natural light floods the attic space, offering scope for use as a home office, studio or ancillary accommodation.



## External

The gardens surrounding Hawthorn House extend to an area of approximately 0.22 acres, partly bordered by dry stone walls. Raised flower beds are positioned to the front, with a fruit garden and gravel garden positioned to the rear.

Also located within the grounds, a garden shed houses the pumping system for the rainwater harvesting system.

Parking is available to the side of the house, large enough to accommodate several vehicles.

## Location

Hawthorn House is located centrally on the popular Scottish island of Lismore. The island harbour serves the car ferry between Lismore and Oban. The Isle of Lismore, a fertile and historic limestone island which has supported a population since Neolithic times, is one of the least explored of the Inner Hebrides.

Lismore has a well-respected primary school, village hall, general store, post office and heritage centre with café. The island has a thriving community, situated as it is a short distance from the mainland at Port Appin and accessed by a regular passenger ferry with a vehicular ferry operating daily services from Oban to the village of Achnacroish.

## Directions

If travelling by ferry from Oban, exit the ferry and follow the road up the hill to the T junction, joining the main island road. Turn right, following the road past the island store and heritage centre.

Hawthorn House can be found on the left-hand side, approximately 200 yards past the Church. Parking is available to the side of the property.

If travelling by passenger ferry from Port Appin, the property is approximately 2.7 miles by bike or walk from the ferry terminal ferry. An island taxi service is available by prior booking. What3words ///spearing.flat.hothouse

## Services

Services include mains electricity, private borehole water, private drainage, oil-fired heating.

## Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

## Fixtures, Fittings & Equipment

Fixtures and Fittings to be included in this sale by express agreement.

## Council Tax

Argyll and Bute Council Tax Band – D

## EPC Rating – C75

## Possession

Vacant possession and entry will be given on completion.

## Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Under the 5th directive of the Money Laundering Regulations 2019, effective from 10th January 2020, we are required to carry out anti-money laundering due diligence on the successful purchaser to allow completion of the sale.

## Viewings

Strictly by 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 Bell Ingram staff before viewing in order to avoid a wasted journey.

## Particulars and Photographs

Agent Note: please be aware pictures were taken in 2016.

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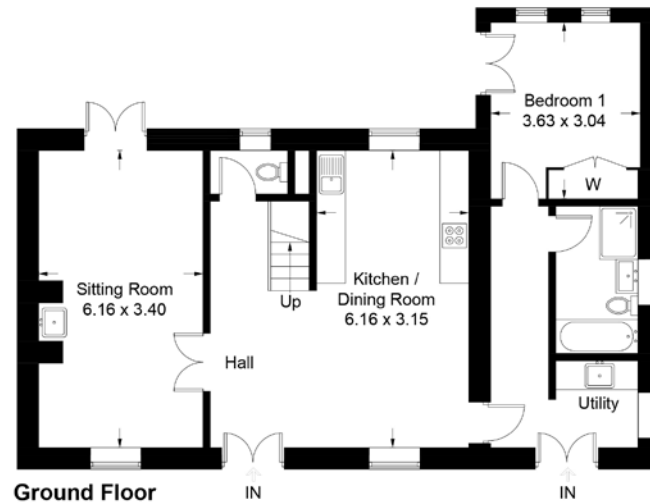
## Important Notice

Bell Ingram, their clients and any joint agents give notice that:

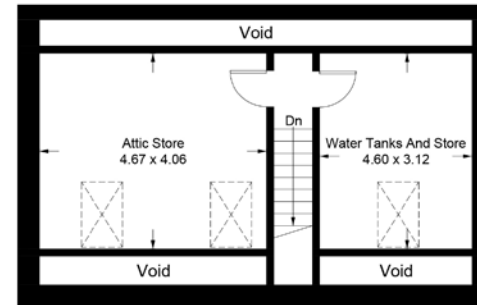
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Hawthorn House, Isle of Lismore, PA34 5UL

Approximate Gross Internal Area = 177.8 sq m / 1914 sq ft  
(Excluding Void)



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplans1sketch.com @ (110270801)















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