



**1B Free Church Manse,**  
Carnan Road, Arinagour, Isle of Coll, PA78 6TA  
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## An opportunity to acquire a five-bedroom upper floor flat, located within the picturesque coastal village of Arinagour on the ever-popular Isle of Coll.

- Five-bedroom two-storey flat
- Convenient village location
- Five minute walk from the coast
- Short distance to ferry terminal and local amenities
- Ideal island home or holiday letting opportunity
- Garden to rear with off-road parking
- EPC Rating E54

Arinagour 4.5 miles – Glasgow 92 miles (via Oban) – Edinburgh 123 miles (via Oban)

### Description

Situated within the picturesque coastal village of Arinagour on the Isle of Coll. 1B Free Church Manse offers buyers an opportunity to acquire a well-presented five-bedroom upper floor flat, a spacious property offering accommodation over two levels.

The property is entered from the rear, with an external staircase leading to the entrance door, with a vestibule leading through to a central hallway.

To the right, a combined living space features kitchen, dining and lounge areas, a sizable room benefitting from views to the front and rear. The kitchen design features a range of cream-coloured wall and floor units, complimented by a contrasting worktop.

Accommodation is provided by way of five-bedrooms, two of which are located on the first floor, with three further bedrooms located within the attic rooms. A family bathroom is also located on the first floor, with an additional WC located on the upper floor of the property. A space under the staircase provides useful storage, with further storage available in the eaves space.

The property offers flexibility for those looking to relocate to the island and is particularly well suited to the holiday let market.

### External

The property benefits from a dedicated parking space adjacent to the roadside, with a pathway leading to the rear garden. The garden area is mainly laid to lawn, with a wooden shed offering storage as required.

Centrally located within the village, the property is just a short walk from the local hotel, with a café and store also located close by.

### Location

The property is situated within the village of Arinagour on the Isle of Coll, just a short drive or walk from the island's ferry terminal. This picturesque coastal village benefits several amenities, including a church, post office, doctor's surgery, general store and gift shop. There is also a well-established primary school, award-winning hotel and a vibrant community centre with a sports hall and theatre facilities.

The Isle of Coll enjoys a rugged beauty and an enviable wildlife population including corncrakes, geese, waders, seals and otters. There are frequent sightings of basking sharks, minke whales, dolphins and seals in the surrounding waters. The island enjoys official 'Dark Sky' status with no light pollution to speak of and is renowned for its tranquillity.



The Island is connected to the mainland via either a regular Caledonian MacBrayne vehicular ferry which takes approximately 160 minutes from Oban or by a regular scheduled air service from Oban which takes approximately 30 minutes.

Oban, which is the main centre of North Argyll, also provides the secondary education for the children of Coll who board on a weekly basis, returning to the Island at weekends.

### Directions

On arrival on Coll by ferry follow the road from the pier for approximately 700 yards to Arinagour. At the centre of the village, just past the café, turn left up the hill, continuing past the village post office. Take the first left, marked by a triangular school sign.

1B Free Church Manse is located on the right after around 50 yards. Parking is available in front of the property. The external staircase to the flat is located to the rear of the building.

### Services

Mains electricity, mains water supply, mains drainage, electric heating, BT phone and internet.

### 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 Band- C

### EPC Rating – E54

### 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

July 2023

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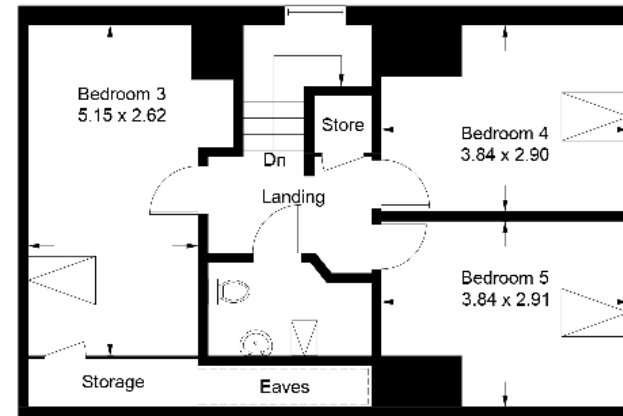
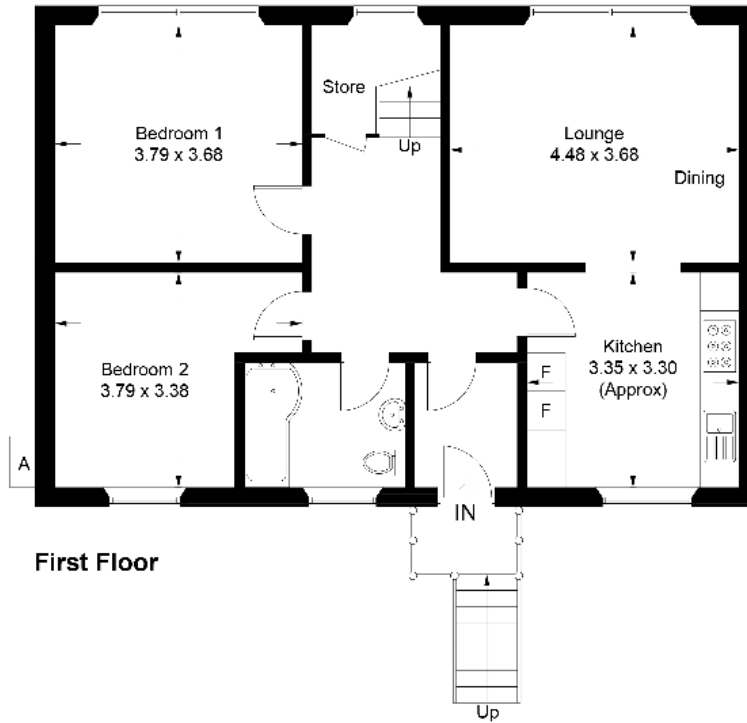
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# 1B Free Church Manse, Isle of Coll, PA78 6TA

Approximate Gross Internal Area = 132.4 sq m / 1425 sq ft

 = Reduced headroom below 1.5m / 5'0











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