



Redburn

Lochdon, Isle of Mull, Argyll and Bute, PA64 6AP

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Ingram**



An opportunity to acquire a traditional four-bedroom property benefitting from a tranquil waterfront location, a wonderful family home also offering bed and breakfast accommodation.

- Detached four-bedroom property with stunning coastal outlook
- Large gardens, extending to approximately 0.46 acres
- Popular bed and breakfast property
- Far-reaching views across to Ben More
- Off-road parking for several vehicles
- Ideal for water sports enthusiasts
- Several storage sheds located within property grounds
- Close to local amenities
- EPC Rating F32



Craignure 2.5 miles – Salen 14 miles - Oban (via ferry) 15 miles – Tobermory 24 miles

Description

Set in the sleepy community of Lochdon on the Isle of Mull, Redburn is an extensive croft house offering buyers an opportunity to acquire a traditional four-bedroom property benefitting from a tranquil waterfront location, a wonderful family home also offering bed and breakfast accommodation.

The property is entered from the front elevation, with the main entrance door leading into a glazed vestibule, a newer extension to the front of the property. A door leads through to a central hallway, giving access to the ground floor rooms.

Positioned to the left, the dining room enjoys open coastal views out to the front, a traditional room, which is mainly used as the breakfast room for guests. To the right of the hallway, a family lounge also benefits from open views out of the front, warmed through by an open grate fire.

To the right of the property, a combined kitchen and dining room features a range of fitted wall and floor units, complimented by a contrasting worktop. The dining table is positioned to the front of the house, a bright and airy location with views across the loch. The kitchen layout incorporates a number of integrated appliances, including electric oven and hob, dishwasher, and a feature oil-fired stove positioned centrally within the room.

The hallway extends to the rear of the property where two ground floor bedrooms are located. Each of the rooms enjoys individual decor, one has an ensuite and the other is adjacent to the family ground floor bathroom, with both offering views out to the sizable rear garden.

The utility room house is accessed from the rear of the kitchen, housing the washing machine, dryer and fridge freezer also offering an additional storage as required. A doorway from the utility room leads out to the side garden.

The staircase leads from the central hallway to the upper floor, where two guest bedrooms are located. Each of the bedrooms benefits from en-suite facilities, with an area set aside for a dressing table and tea/coffee making facilities. Both of the upper floor rooms enjoy uninterrupted coastal views to the front, through south-facing windows, flooding the rooms with natural daylight.

A doorway from the landing gives access to the attic area, a sizable space with a potential to offer overflow accommodation as required.

External

Attached to the left of the property, a single car garage has been extended to the rear, offering workshop space and additional storage as required. A ladder within the garage gives access to an attic area.

The gardens extend to the rear of the house, mainly laid to lawn, with mature trees and shrubs. Several sheds are located throughout the grounds, offering storage for garden machinery and equipment, with plenty of space to store kayaks and boating equipment.

To the left of the property, a separate area of the garden has been granted planning permission for the erection of a 1 ½ story property, offering scope for those looking to develop a holiday let business. This plot is also available, by separate negotiation. Further details are available from the selling agent.



Location

Situated in the heart of the coastal village of Lochdon, Redburn is 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, supports an inn, a hotel, a fine-dining restaurant, a garage, a Spar shop and a well-equipped hospital to serve the entire island. Near Craignure, there is a popular nine-hole golf course with outstanding views across the Sound of Mull.

The second largest of the Inner Hebrides, Mull is a highly accessible island reached by a regular 45-minute vehicular ferry from Oban. Services from Lochaline and Kilchoan on the Morvern and Ardnamurchan peninsulas respectively are also available.

There is a small airstrip at Glenforsa suitable for private aircraft and a main line train service operating several times daily between Glasgow and Oban - some connecting directly with the ferries.

Mull boasts an extraordinary and diverse range of scenery, wildlife and leisure activities which brings large numbers of visitors throughout the year. The island also hosts a number of music and arts festivals plus the annual Tour of Mull car rally.

Directions

Redburn is located in the village of Lochdon on the Isle of Mull. The island is accessible from Oban and Lochaline by ferry. From the island ferry port of Craignure, take the A849 south signposted towards Bunessan and Fionnphort.

After approximately 2 miles take a left hand turn signposted towards Gorten. Continue along the coastal road for approximately ½ mile. Redburn is located on the left-hand side. Parking is available to the front of the property.

Services

Specifications include mains electricity, mains water, private drainage, electric heating, oil-fired AGA, 4G connectivity, BT phone and internet connectivity.

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 F

EPC Rating – F32

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

September / October 2023

Bell Ingram Oban
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Important Notice

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

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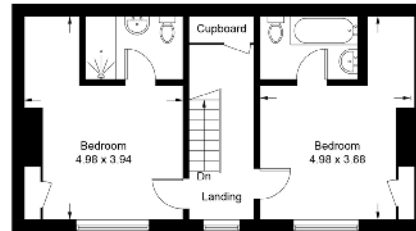


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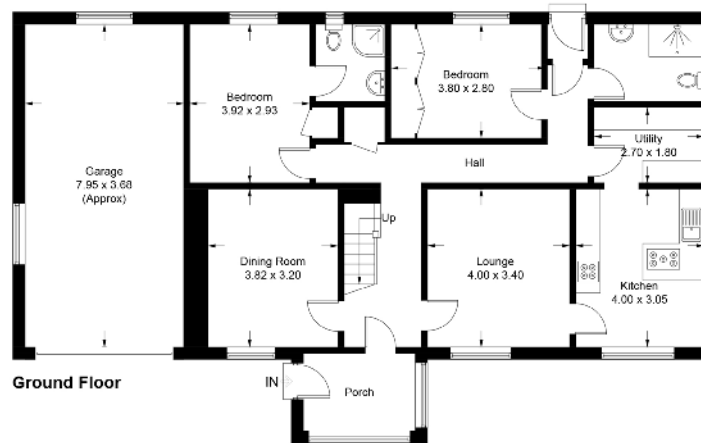
Approximate Gross Internal Area = 152.6 sq m / 1642 sq ft

Garage = 30.9 sq m / 333 sq ft

Total = 183.5 sq m / 1975 sq ft

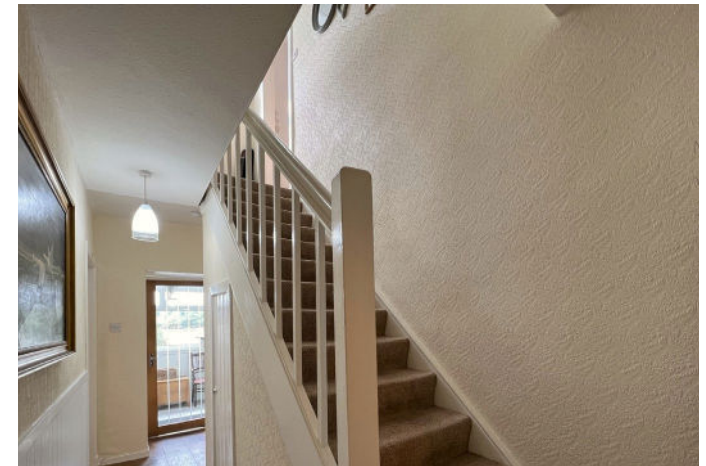


First Floor

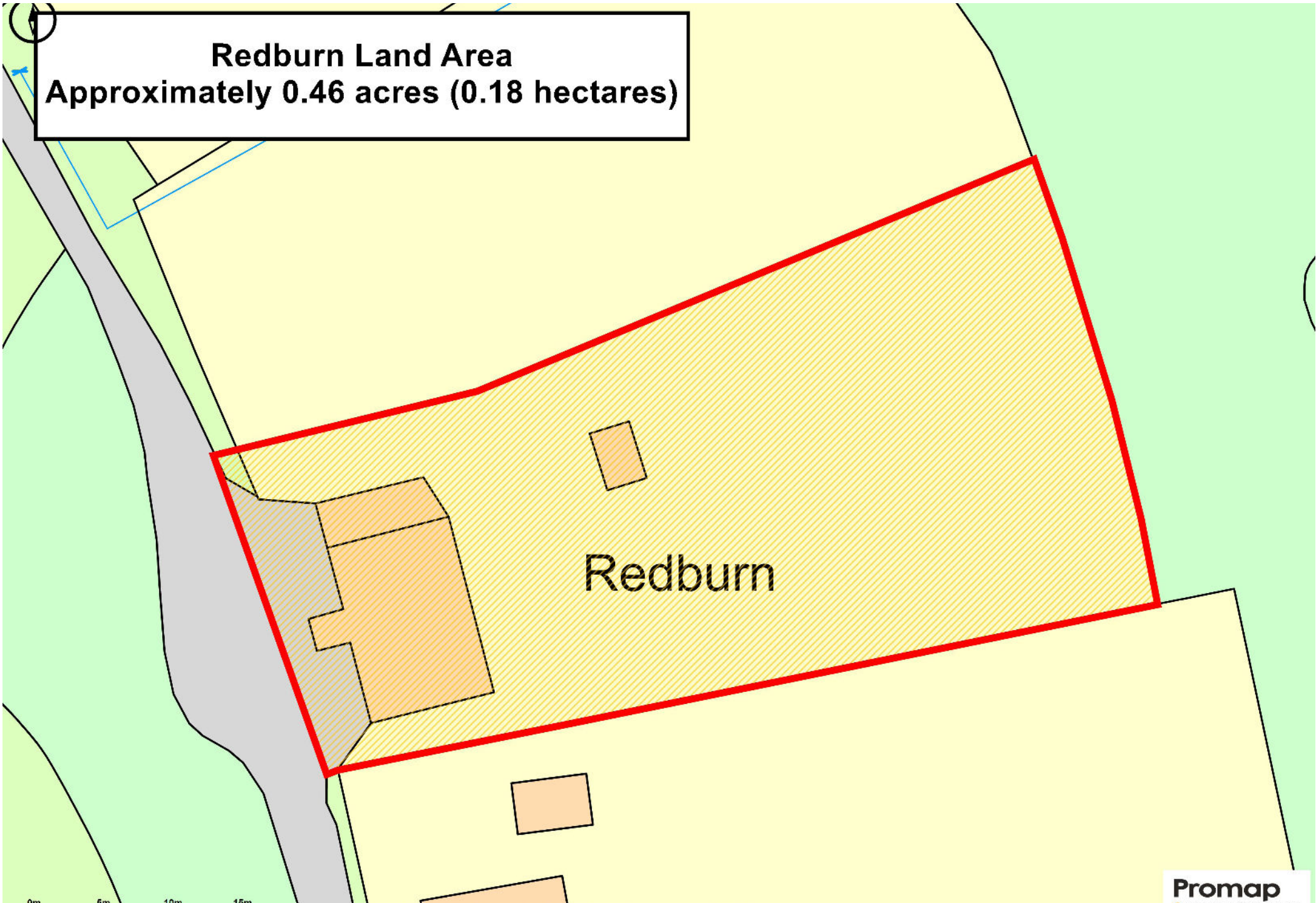


Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1004470)



Redburn Land Area
Approximately 0.46 acres (0.18 hectares)







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