



Darach Beag

Pattullo Lane, Strongarbh, Tobermory, Isle of Mull, PA75 6AF

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 Bell
Ingram



A well-presented detached four-bedroom bungalow, set in a popular residential area above the vibrant coastal town of Tobermory on the ever-popular Isle of Mull

- Four-bedroom bungalow
- Ideal family home or holiday let property
- Far-reaching coastal views
- Attached single garage, offering scope for conversion
- Mature gardens with private driveway
- Popular location within the coastal town of Tobermory
- Convenient location for Tobermory Golf Club
- Close to local amenities
- EPC Rating F32

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

Description

Situated in a peaceful residential area above the picturesque coastal town of Tobermory, Darach Beag offers buyers an opportunity to acquire a well-presented, detached four-bedroom bungalow, benefitting from far-reaching views across Calve Island to the Sound of Mull.

The property is entered from the front elevation, with the main entrance door leading through a vestibule and into the central hallway. To the right, the family kitchen features a range of farmhouse-style wooden wall and floor units, complemented by a contrasting marble effect roll-top worktop. A dining table sits centrally within the kitchen, with a utility room positioned to the rear. A doorway from the utility room gives access to the side garden of the property.

The hallway extends through the house to give access to the family lounge, a spacious room which benefits from superb far-reaching coastal views. An open grate fireplace sits within a marble fire surround, offering warmth and comfort in equal measure. An electric stove also sits within the fire surround, offering an alternative heat source, as required. The lounge is decorated in a choice of neutral decor, giving it a warm and welcoming feel.

Accommodation is provided by way of four bedrooms, each unique in size and decor. The larger of the bedrooms features an en-suite shower room, with a separate family bathroom also accessed from the central hallway.

Two, sizable storage cupboards are located in the hallway, one of which houses the modern hot water heating cylinder. Built-in wardrobe space is also within some of the bedrooms.

Darach Beag is well suited as a family home, however, has been operated as rental holiday in recent years, popular with tourists looking to explore this magical island.

External

The property is accessed from the road by a private driveway, leading to a parking area adjacent to the property. A garden area sits to the side of the house, mainly laid to lawn. A number of mature trees surround the property, offering an element of privacy as required.

An attached garage with an up-and-over garage door is accessed from the parking area. This space offers scope for conversion to provide additional accommodation, subject to the necessary planning consents.



Location

Darach Beag sits in a peaceful location above the colourful harbour town of Tobermory. The town is a popular tourist destination and provides an excellent range of dining and shopping opportunities as well as offering primary and secondary schooling, a medical centre, churches, a golf course, a distillery, along with several venues and art galleries.

The Isle of Mull is the second largest island within the Inner Hebrides. The island is accessed via a regular car ferry service from Oban to Craignure. 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. In the sea surrounding Mull there are various trips provided to local puffin and seal colonies and also to Iona, and the island of Staffa where many tourists visit Fingal's Cave.

Directions

From Oban, take the Calmac ferry to the Isle of Mull, arriving in Craignure. Upon leaving the ferry, turn right and follow the road for approximately 21 miles to Tobermory. At the roundabout, stay left, crossing the bridge over the river and then turn immediately right onto Breadalbane Street.

Follow Breadalbane Street to the end, where it drops down onto Erray Road. Turn right and follow Erray Road down the hill and round to the left. After approximately 200 yards, take the left turn, heading up Memorial Road. Continue past the Western Isles Hotel, following the road around to the left. The entrance to Darach Beag is located on the left side, marked by a sale board. Parking is available at the end of the driveway, adjacent to the house.

Services

Services include mains water, mains electricity, mains drainage, central heating, BT phone and internet connectivity, Vodafone 4G reception.

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 E

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

December 2023

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Approximate Gross Internal Area = 109.6 sq m / 1180 sq ft

Garage = 15.1 sq m / 162 sq ft

Total = 124.7 sq m / 1342 sq ft

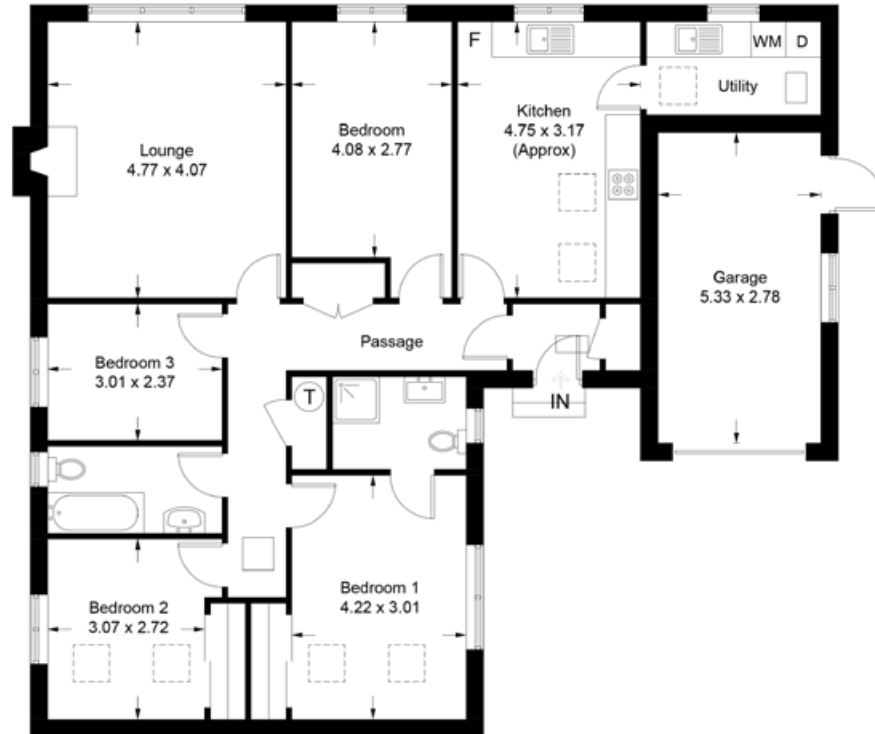


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1034045)

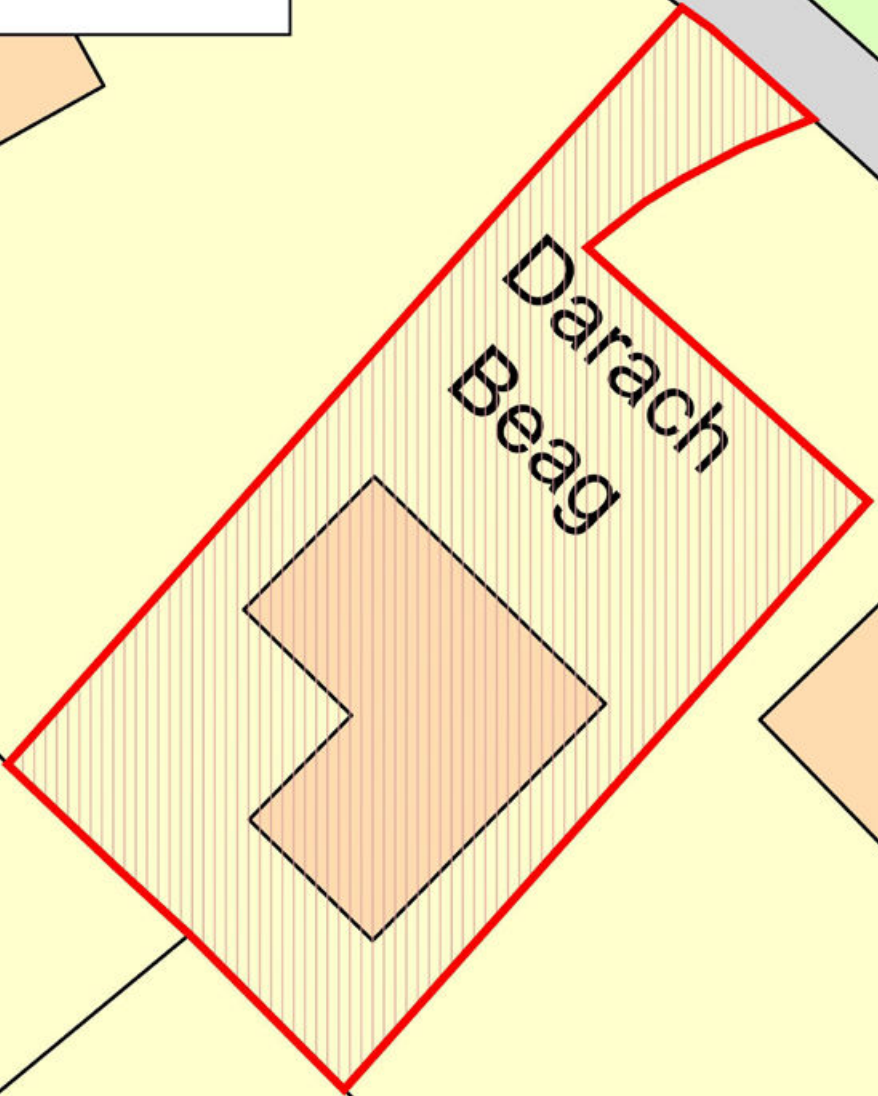




**Darach Beag Land Area:
Approximately 0.16 Acres (0.07 Hectares)**

ngarbh

Darach
Beag



0m 5m 10m 15m





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