



Tigh Na Traigh,
Fionnphort, Isle of Mull, Argyll and Bute, PA66 6BL
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An exciting opportunity to acquire a beautifully presented three-bedroom coastal property, set within the picturesque village of Fionnphort on the Isle of Mull and benefitting from direct shore access to a stunning, white sandy beach.

- Three-bedroom detached property
- Much sought-after coastal location
- Open views out to pure white sandy beach
- Ideal family home, with holiday let potential
- Idyllic village location with far-reaching views to Iona
- Mature gardens, with decking area
- Detached pottery studio with option to convert to garage
- Easy walking distance to local amenities
- EPC Rating C74

Oban 48 miles – Fort William 92 miles – Glasgow 145 miles (all by car and ferry)



Description

Situated within the picturesque village of Fionnphort on the ever-popular Isle of Mull, Tigh Na Traigh offers buyers an opportunity to acquire a beautifully presented three-bedroom property, a stunning family home benefitting from direct access to one of Scotland's most beautiful shorelines.

The property is entered from the front elevation, with a vestibule porch leading into a central hallway. To the left, a pair of glazed doors give access to the family lounge, a generously proportioned room which spans the full width of the property. Triple aspect windows flood this living space with natural daylight, with the front facing window offering far-reaching views across to the magical Isle of Iona. A multi-fuel stove sits within the fire surround, offering warmth and comfort in equal measure.

Located just across the hallway, the dining room is positioned centrally within the property, again, benefiting from far, reaching coastal views. The room is large enough to accommodate a

six-seater dining table with ease, the perfect place in which to sit and dine with family and friends. Patio doors open to an area of decking to the rear, effortlessly expanding the dining area to the outdoors.

The dining room flows through to the kitchen, a spacious room, fitted with a selection of wooden wall and floor units, complemented by a contrasting dark grey worktop. The design incorporates a double oven and hob, with an integrated dishwasher located close to the sink. A freestanding fridge and freezer are also located within the kitchen. A door to the rear of the kitchen leads through to a utility room, housing the domestic appliances and offering additional storage as required. The utility room, in turn, gives access to the garden area. Also accessed from the utility room, a fully tiled shower room is conveniently located on the ground floor, ideal for those returning from a day exploring the beach.



Positioned to the right of the entrance hall is the ground floor double bedroom. This bedroom offers flexible accommodation and is positioned to the front of the property.

The staircase leads from the hallway to the upper floor, giving access to two additional bedrooms, both spacious in layout. The principal bedroom benefits from benefiting from a walk-in dressing area and en-suite shower room. A desk area is also located adjacent to the window, an inspiring place to sit and study. A separate family bathroom is also accessed from the first floor landing area, featuring a full-sized bath and white bathroom suite.

Tigh Na Traigh enjoys an enviable location, with direct access to this magnificent shoreline. The property is ideal for those looking to enjoy water sports, particularly wild-water swimming. Interest is likely to be high and early viewing is recommended.

External

The property is accessed from the road by a gated driveway, with a gravel area offering parking for several vehicles. A pottery studio is located to the rear of the house, a wonderful place for craft or hobby use. This creative space could easily be reinstated for use as a garage or boat house. A separate, corrugated steel garden shed offers practical workshop and bike storage and is located to the side of the house.

An area of decking is positioned to the rear of the property, accessed from the dining room, a wonderful place to sit and take in the stunning coastal vista. The area under the decking is ideal for storing kayaks and water sports equipment. Part

of the rear garden is laid to lawn, with a gate offering direct access to a sandy beach.

Location

The Island of Mull is one of the most accessible inner Hebridean Islands with car and passenger ferries arriving daily. The island is a popular holiday destination and is famed for its wildlife and outdoor pursuits. The village of Fionnphort, which means "Port of the White Sands", is situated on the southwest peninsula, the Ross of Mull. In the village there are several bed and breakfasts, guest houses, restaurants, cafés, a post office, well stocked general store. Further amenities can be found in Bunessan, which is approximately five miles away.

Fionnphort ferry port provides sailings to Iona and marine and wildlife trips to the Treshnish Isles. The village has a thriving community, bustling with tourists from around the globe who have come to visit the famous Isle of Iona, known as the "cradle of Christianity". Iona is Scotland's second most popular tourist attraction and one of the most visited destinations in the UK. Fionnphort also hosts a white sandy beach and is popular with dog walkers and kayakers. The village offers a lifestyle change and a slower pace of life.

The second largest of the Inner Hebrides, Mull is a highly accessible island, being reached by a 45 minute vehicular ferry from Oban. Services from Lochaline on Morvern and Kilchoan on the Ardnamurchan peninsula are also available. Local bus services covering the island are operated by West Coast Motors and there is a small miles airstrip at Glenforsa suitable for private aircraft. A main line train service operates from Glasgow to Oban, with most trains connecting with the ferry



Directions

From Craignure on Mull leave the ferry terminal and turn left onto the A849 signposted to Bunessan and Fionnphort (Iona Ferry). Upon entering the village of Fionnphort, take the road to the right, winding down the hill.

The property is located on the left-hand side at the bottom of the hill. Parking is available to the front of the house.

Services

Specifications include mains electricity, mains water, private waste treatment plant, oil-fired heating, electric cooking, BT phone and internet connectivity, 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 Tax Band – F

EPC Rating – C74**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

January 2024

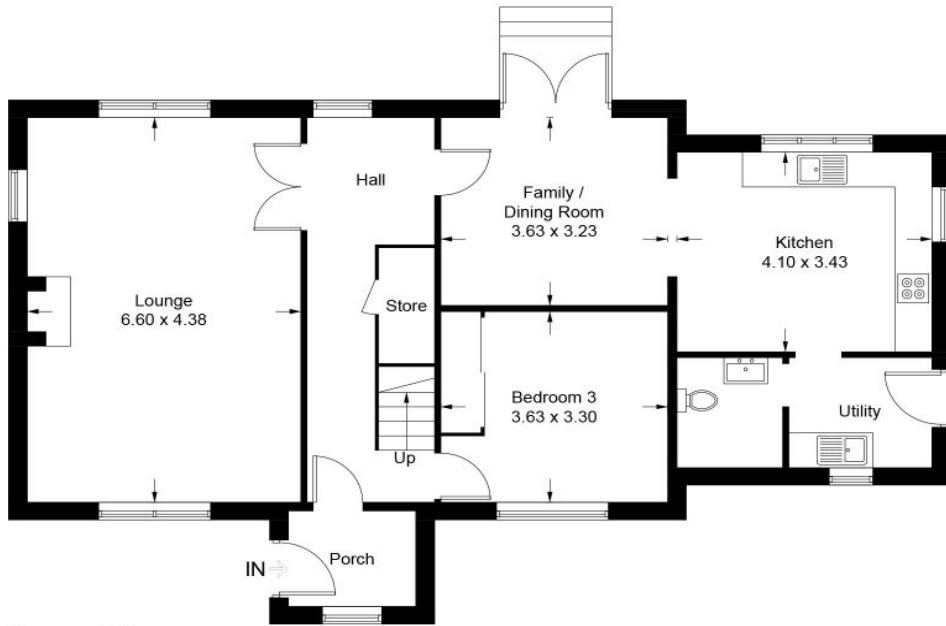
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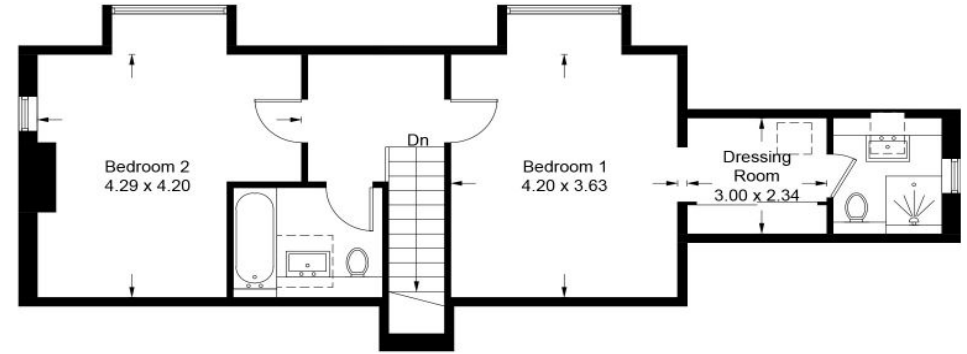
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Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1044089)





Tigh na Traigh Land Area
Approximately 0.22 acres (0.09 hectares)

Ferry Cottages

na-Traigh

Shingle

Tigh-na-Failte

FB

Grave

0m 5m 10m 15m

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LANDMARK INFORMATION





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