



Shore House, Fionnphort, Isle of Mull, PA66 6BL
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Ingram**



Shore House, Fionnphort, Isle of Mull, PA66 6BL



| Offers Over £350,000

Property Description

Situated in a prominent, coastal location and offering open views across the Sound of Iona, Shore House offers buyers an opportunity to acquire a charming two-bedroom detached cottage, a wonderful family home equally well suited to the holiday let market.

The property is entered from the front elevation, with the main doorway leading into a central hallway. To the right, a family lounge enjoys a welcoming feel, a comfortable place to sit and relax. The room extends round to the rear, under the staircase, creating a small study area, large enough to accommodate a computer desk. Positioned to the left of the hallway, a combined kitchen and dining room enjoys views out to the front gardens. The kitchen features a range of white floor and wall cabinets, complimented by a selection of grey and wooden worktops. A six-ring gas stove sits within the chimney breast, a clever use of space. A picture window offers views out to the side garden.

A doorway to the rear of the kitchen gives access to the utility room, a practical space offering additional storage and housing the domestic appliances, with space for a washing machine, dryer and undercounter fridge. A glazed door floods the room with natural daylight, also giving access to the side garden. The family bathroom is accessed through the utility room, featuring a full-sized bath with shower over, and white, two-piece bathroom suite.

The staircase ascends from the hall, giving access to the upper floor, where two bedrooms are linked by a central landing. Both bedrooms span the full width of the property, offering far-reaching views out to the front. The larger of the bedrooms is configured as a triple room, large enough to

accommodate three single beds. Both rooms benefit from the inclusion of a pedestal basin. A shower room is also accessed from the upper floor landing, completing the property layout.

Shore House enjoys an enviable location within the village, a location admired by tourists boarding the ferry to Iona.

External

The property is accessed from the road by a gated driveway, offering parking for several vehicles. A sizable double garage is located to the left of the house, fitted with a pair of up-and-over doors. A pedestrian door is located to the side of the garage. Mature gardens surround the property, mainly laid to lawn, with a gravel pathway giving access to the front entrance steps. The gardens are landscaped to utilise natural granite features, extending up to the rear, behind the house. A couple of garden sheds are located within the rear garden, offering storage for garden equipment and machinery.



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Plans

Approx. gross internal floor area

86.3 sq m

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Approximate Gross Internal Area = 86.3 sq m / 929 sq ft

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, café's, a post office, well stocked general store. Further amenities can be found in Buinessan, 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.

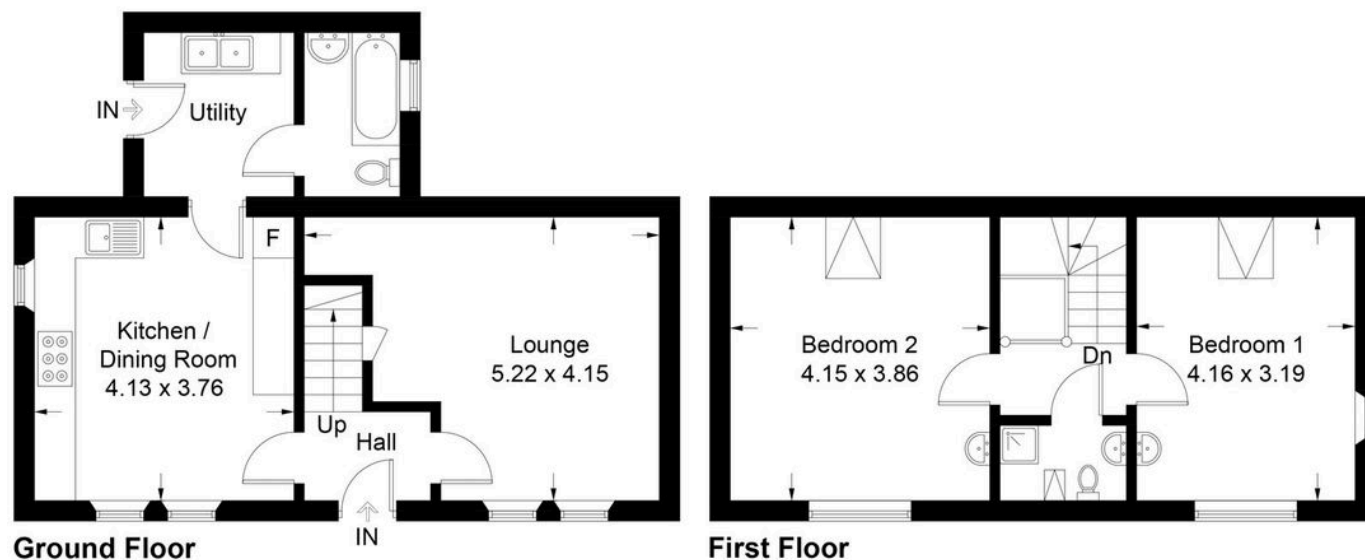


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1121575)

Details

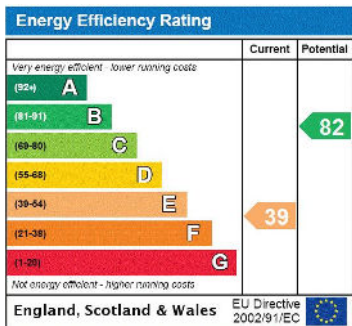
Local Authority
Argyll and Bute

Council Tax
Band = C

Tenure
Freehold

EPC
EPC Rating = E

Property



Services & Additional Information

Specifications for the property include mains water and electricity, oil fired central heating, private drainage, BT Internet and telephone connectivity.

Directions

From Craignure on Mull leave the ferry terminal and turn left onto the A849 signposted to Buessan and Fionnphort (Iona Ferry). Upon entering the village of Fionnphort, continue down the road, heading for the Ferry. Shore house is located on the left-hand side, just before the ferry slipway. Parking is available in the driveway to the side of the house.

what3words///regular.subplot.stunning

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Enquire



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