



# Introduction

An exciting opportunity to acquire a well-presented four-bedroom detached bungalow, situated on approximately 3.4 acres of land in a stunning coastal setting on the sought-after Isle of Colonsay

The Island of Colonsay is a remote Inner Hebridean island off the west coast of Scotland measuring approximately ten miles by two miles and has a population of around 120.

Baileiochdrach has been a wonderful family home for many years. The site occupied an enviable elevated location on Colonsay, just a short distance from the shoreline.



# Baileiochdrach

Situated in a picturesque coastal location, benefiting from far reaching coastal views, Baileiochdrach offers buyers an opportunity to acquire a well-presented four bedroom Dorran bungalow, sitting with a sizable Land area extending to approximately 3.4 acres.

The property is entered from the front elevation, with vestibule leading through to a central hallway. To the right, the family lounge is located to the front of the house, perfectly positioned to capture the stunning coastal views. An open grate fire is set within a tiled surround, offering warmth and comfort in equal measure. The lounge extends through to a dining room, large enough to accommodate a six-seater dining table.

Positioned to the rear of the property, a spacious kitchen features a range of gloss white base units, complimented by a roll top worktop. Various cupboards are built into the kitchen, offering pantry and storage space as required. A feature Rayburn stove sits within the kitchen, a focal point within the room. One of the cupboards houses the modern electrical fuse board.



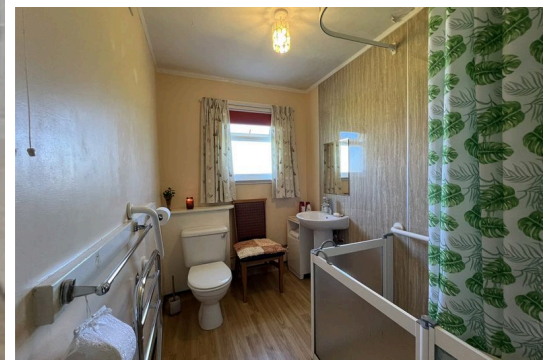
# Baileiochdrach

A doorway to the rear of the kitchen leads through a boot room to an external lean-to, a newer extension to the original property, in turn, giving access to the rear gardens. Accommodation is provided by way of four bedrooms, each located to the left of the hallway. All of the bedrooms enjoy individual decor, with coastal views available from each room.

A family bathroom is also accessed from the central hallway, featuring a white two-piece bathroom suite and walk-in shower design. The fourth bedroom is currently adapted for alternative use as a storeroom, also fitted with an additional WC.

The property is approached by a shared private track, winding up from the shoreside. Originally forming part of a larger croft, the grounds now extend to an area of approximately 3.4 acres, a sizable area comprising paddock and garden areas. The majority of the gardens are laid to lawn, with a selection of shrubs and bushes offering a seasonal display throughout the year. Two dilapidated stone byres are located within the grounds, offering scope for conversion to provide ancillary or permanent accommodation, subject to the necessary planning consents.







# Location

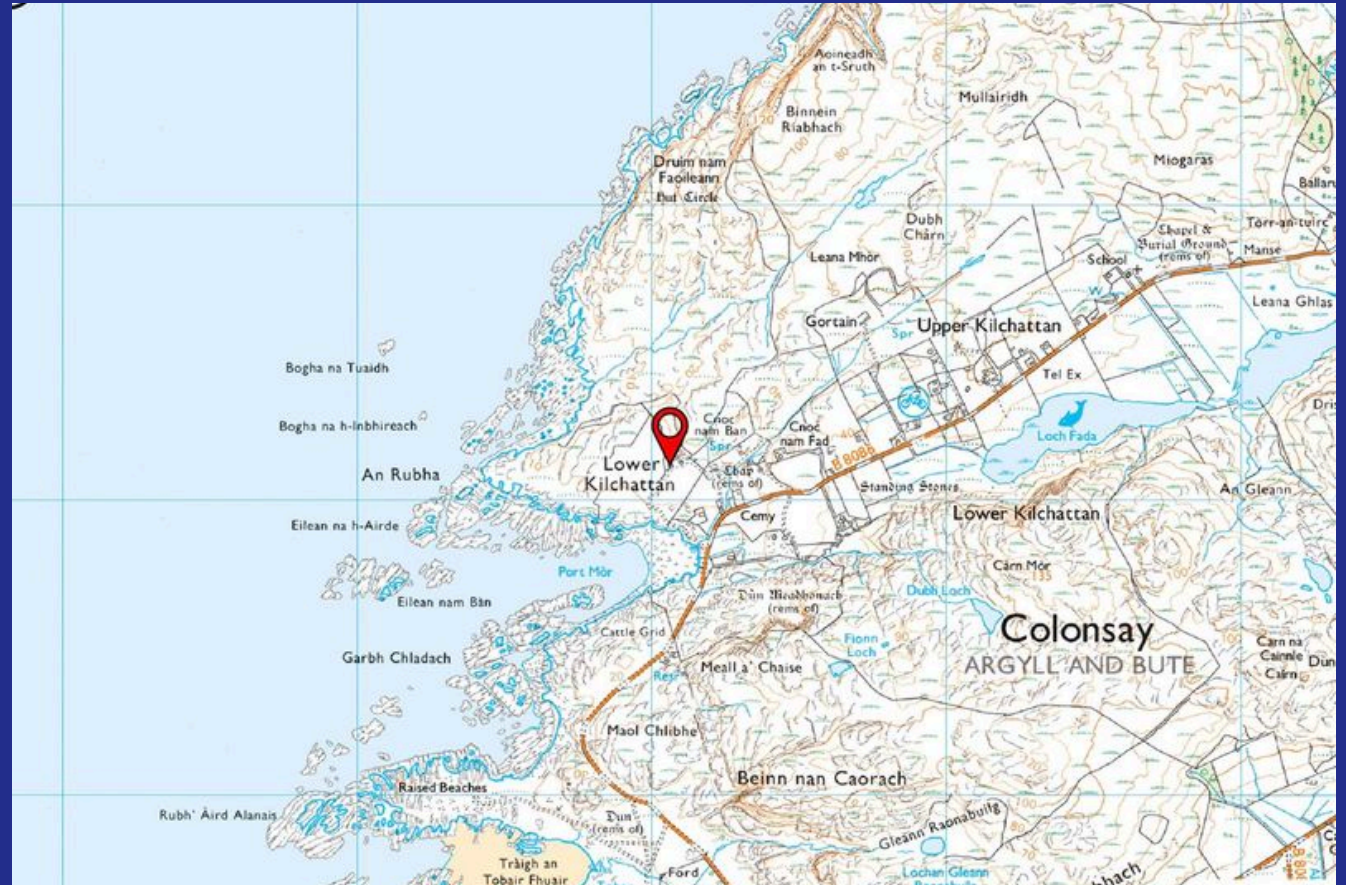
The island of Colonsay is a popular holiday destination and draws regular visitors back year after year. The island is famous for its stretches of sandy beaches and an abundance of wildlife and plant life. Sailing, fishing cycling and walking are popular pursuits and there is a challenging 18-hole links golf course.

## Directions

From the ferry terminal, follow road signposted for the airfield. Continue along the island road for approximately 3.5 miles.

A gated entrance is located close to the beach on the left-hand side, serving a shared private track which winds up the hill to the property. Parking is available adjacent to the house.

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# Plans

129.5 SQM

## Baileiochdrach, Isle of Colonsay, Argyll and Bute, PA61 7YR

Approximate Gross Internal Area = 129.5 sq m / 1394 sq ft

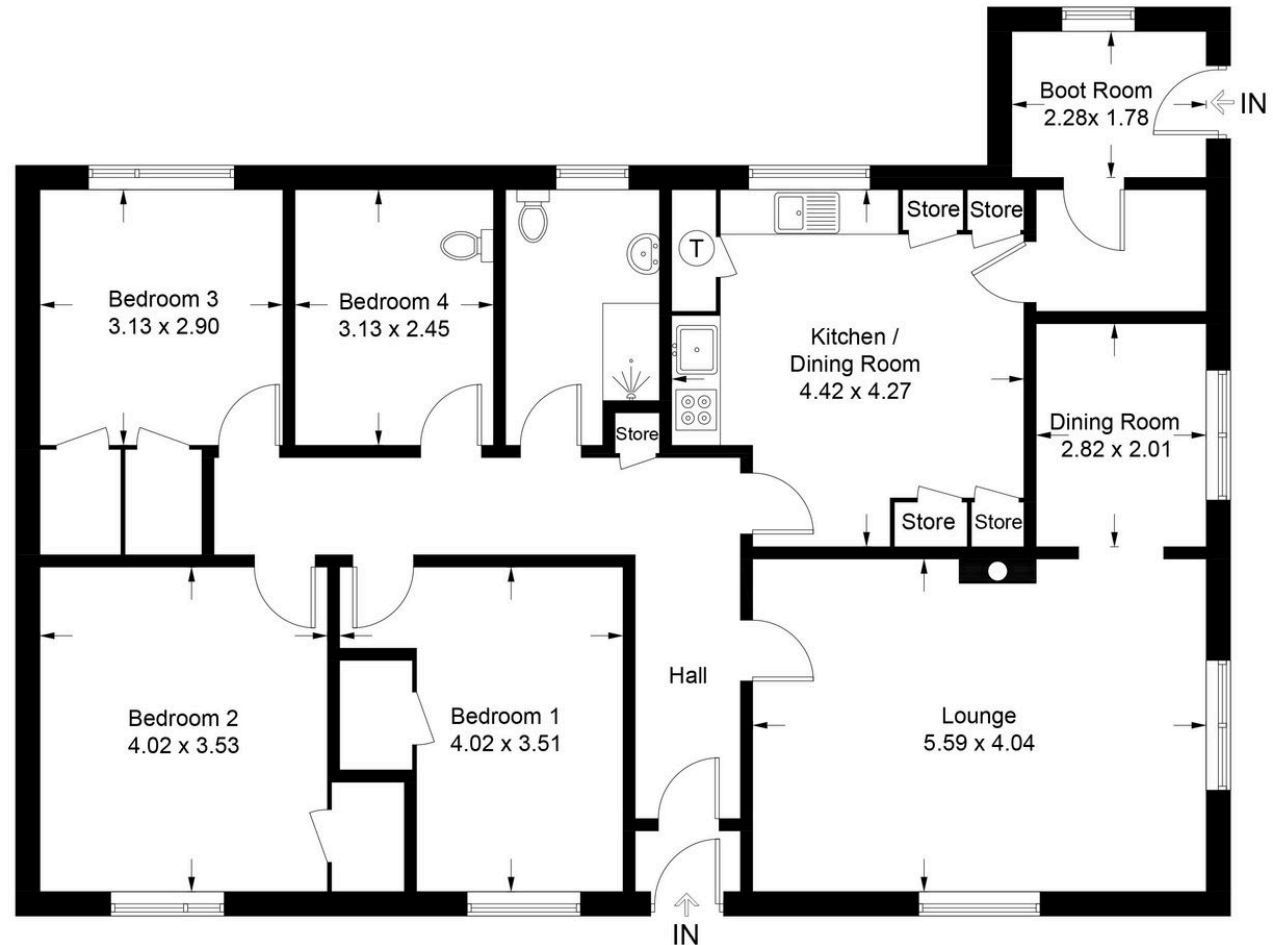


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1084992)

# Details

## Local Authority

Argyll and Bute

## Council Tax

Band = C

## Tenure

Freehold

## EPC

EPC Rating = E

Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

## Services & Additional Information

Services include mains water, mains electricity, private drainage, electric heating, open solid fuel fire, electric water heating.

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.

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.

Photographs-May 2024

# Baileiochdrach, Isle of Colonsay, Argyll and Bute, PA61 7YR

Guide Price £260,000



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