



The Tin Church, Balvicar, Oban, PA34 4RD
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Property Description

The Tin Church is a truly unique conversion of a corrugated tin tabernacle church into a stylish family home with art deco styling. This sympathetic and stylish transformation has created unique and characterful living spaces, including a galleried dining room, vintage-style kitchen, and chic art deco bathroom.

The accommodation is bright and spacious throughout, with large windows overlooking the surrounding countryside. As a much-loved family home, the property enjoys a playful feel, with careful consideration given to the choice of materials and finishes.

The Tin church is pleasantly located close to Balvicar village on the beautiful Island of Seil.

The 'Isle' of Seil is linked to the mainland by Clachan Bridge, also known as the 'Bridge over The Atlantic'. The bridge, built in the late 1700's, is a classic stone-built Telford design and as well as being Seil's most famous landmark, it adds to the wonderful rural and seascape views. Seil is a much sought after rural location, as well as being popular with visitors – most particularly yachtsmen who take advantage of the wonderful, sheltered waters and harbours.

The nearby Tigh an Truish and the Oyster Brewery pub/restaurant in Ellenabeich offer quality catering. Day-to-day supplies can be purchased in the excellent nearby village store and the island has a modern doctor's surgery, church and primary school, all within easy travelling distance.

This iconic property comprises a kitchen, living room, and galleried dining room on the ground floor. On the first floor, there are three bedrooms (one with an en suite shower room), a stylish family bathroom, and a galleried seating area.

Additionally, a self-contained annexe has been utilised to offer holiday accommodation, offering a potential income stream for future owners. The holiday let includes a single living space and kitchen, bathroom, and double bedroom with separate access.

Externally, the property sits within mature gardens, with separate areas for the main house and holiday accommodation. Off-road parking is accessed from the road via a gated driveway. To the rear, there is an outbuilding, currently utilized in part as a utility room.

Note: An option exists to purchase the property fully furnished.



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| Offers Over £335,000

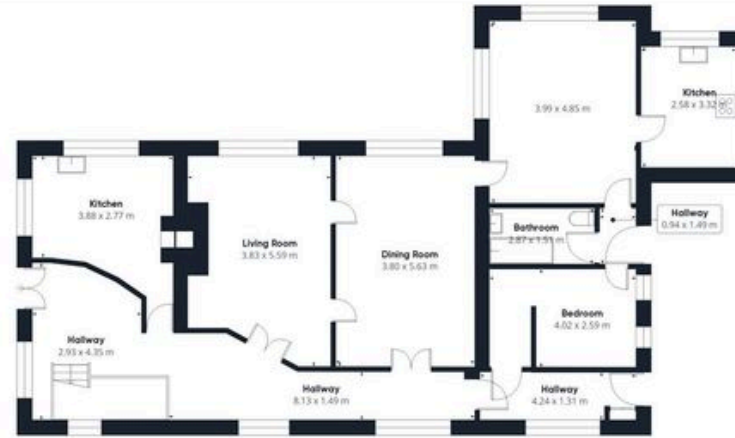
Plans

Approx. gross internal floor area
219 SQ M

Location

From Oban, proceed south on the A816 route toward Lochgilphead. After approximately 8 miles, turn right at the village of Kilninver signposted for the Isle of Seil. Take the next right and continue following signs for the Island. Continue for approximately 4 miles, passing over the 'bridge over the Atlantic' onto the Isle of Seil.

Continue for a further 2 miles, proceeding through Clachan Seil, and entering the edge of the village of Balvicar. Take the right hand turning towards Easdale, and The Tin Church will be found at the top of the hill on the left-hand side.



Ground Floor



Floor 1

Approximate total area[®]
219.05 m²
Reduced headroom
20.05 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Details

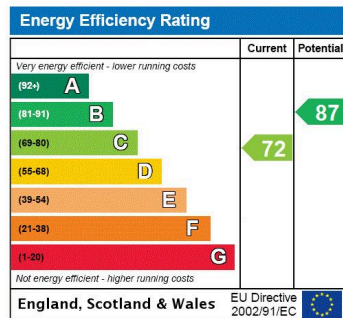
Local Authority
Argyll and Bute

Council Tax
Band = F

Tenure
Freehold

EPC
EPC Rating = C

Property



Services & Additional Information

Mains electricity, mains water, private drainage, oil-fired heating, BT phone and internet connectivity, 4G phone reception.

Please note, the oil boiler is in the process of being replaced.

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 Pictures-March/April 2025

Enquire



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Viewing strictly by appointment

Published: February 2026

Property Ref: OBN240124

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