



Druimard House
Dervaig, Isle of Mull, PA75 6QW
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An exciting opportunity to acquire a traditional stone house with attached letting cottage and one-bedroom detached letting property, situated within grounds extending to approximately 1.25 acres.

- Idyllic location with mature gardens
- Converted old theatre
- Popular village location
- Ideal family home with additional holiday accommodation
- Successful holiday let
- Mature gardens to front and rear with large parking area
- Close to local amenities
- EPC Rating F57

Description

Situated on the fringe of the picturesque coastal village of Dervaig on the ever-popular Isle of Mull, Duimard House offers buyers an opportunity to acquire a beautifully presented, stone-built country house, a wonderful period family home, benefitting from the addition of an attached letting cottage and one-bedroom detached letting property, all set within mature gardens extending to approximately 1.25 acres.

Built in 1876 as the Kirk Manse, this magnificent house is entered from the front elevation, with the main entrance leading through a vestibule and into a spacious central hallway. To the left, the family lounge is positioned to the front of the property, a welcoming space, with open fireplace, perfectly placed to take in the far reaching views across the surrounding countryside. To the right of the hallway, a combined dining and sitting room offers the perfect place to entertain family and friends. The room flows through to the rear, where the kitchen features a range of fitted cabinetry. A rangemaster stove features within the design, along with a dual-bowl stone sink complemented with a limestone flooring. The room enjoys a cozy feel, thanks to a combination of infrared and ceramic electric heating. The limestone tiles flow through from the kitchen into a sizable utility room, offering storage of outdoor clothing and footwear, also giving access to a ground floor WC. A door from the utility room gives access to the rear gardens.

Double doors open from the sitting room, giving access to a garden room, currently configured as an art studio. This creative space is fitted with a remotely adjustable full-spectrum lighting system, further enhanced by ceiling mounted infra-red heating panels and

the natural limestone floor tiling gives a sense of continuity with the other areas. Benefitting from double glazing throughout, this glorious space can also be accessed from the side garden. A second utility room is located to the left of the house, also housing the oil-fired boiler and hot-water heating system. This room also offers an element of storage. A separate storage room is positioned adjacent.

First-floor accommodation is provided by way of four double bedrooms, each linked by a spacious gallery landing, illuminated by a feature chandelier. Three of the bedrooms feature en-suite bathrooms, with the principal bedroom also featuring a walk-in dressing room, the paneled ensuite room having a slipper bath, and large walk-in rain shower. The fourth bedroom features a walk-in storage room which is plumbed in, ready for conversion to en-suite, as required. A sauna room is also located on the first floor, fitted with a modern, infra-red sauna.

Further accommodation is located on the upper floor, accessed by an internal staircase from the first floor landing. Three sizable rooms are located within the attic area, a creative space which has been used as an art studio. The largest attic room features an en-suite shower room.

Druimard House has retained many original features of its era, now offering a blend of traditional and contemporary styles. Interest is likely to be high, and early viewing is recommended.

The Potting Shed

Positioned adjacent to the main house, The Potting Shed offers boutique accommodation for two, a perfect blend of rich, beautiful interior and quirky touches. The property features an entrance porch, leading through to a combined sitting room, dining area and kitchen. This open-plan living space enjoys open views out to Druimard House grounds and beyond, to the coastline.

The interior decor offers a blend of contemporary furnishings and vintage pieces, a quirky, yet comfortable feel. The master bedroom boasts a king-sized bed with a bespoke headboard and a claw foot bath, set within a tin shed alcove, creating a relaxing space with subtle lighting and original artworks. The adjacent en-suite bathroom includes a shower and stone hand basin.

Externally, the property benefits from a dedicated parking space and an area of outdoor seating. Specifications include modern electric heating, linked fire alarm, heated water from main house.

The Old Little Theatre

Situated within the grounds of Druimard House, The Old Little Theatre offers luxurious self-catering accommodation for two. Originally the world's smallest professional theatre, the property has been lovingly converted into a luxury letting cottage with a contemporary extension featuring a stunning glass wall overlooking the glen and Loch Cuin. The interior blends its theatrical past with modern luxury, including some of the original theatre seats in the porch. The property was featured in The Sunday Times' '50 Best Summer Cottages in the U.K.'

From a gravel drive, steps lead up under a wrought iron rose arch to a slate hung porch entrance. Guests enter into a floor tiled area with ample storage for outdoor clothing and footwear. The open-plan living space comprises lounge, dining and kitchen areas and is opulently furnished space with original artworks, bespoke woodwork, warmed through by a wood-burning stove.

The fitted kitchen features a contemporary style, a combination of grey wall and floor cabinets complimented by a grey granite worktop, A glazed sitting room offers superb views across the surrounding countryside, also benefiting from an area of decking to the front.

From the open plan living area a step leads down to a passageway with doors leading to a separate utility area, again with granite worktop inset sink and washer dryer. The bathroom, which combines old and new elements, featuring stylish floor tiles, an antique mirror, a walk-in shower, and a roll-top bath.

The show-stopping bedroom benefits from a wall of windows, the perfect place to awaken and take in the far-reaching views. A second area of decking is positioned to the front of the bedroom

Specifications include triple glazing, solar water heating, underfloor heating in bathroom, energy-efficient electric heating, integrated fire alarm system. The property is offered fully furnished, ideal for those looking to continue the successful holiday let business.

Garden and grounds

Graveled sweeping driveway, double garage with workshop area, polytunnel and orchard.

Location

Druimard House is located on the fringe of the popular coastal village of Dervaig, to the north of the Isle of Mull. The village supports a church, village hall, a local pub and a well-respected primary school.

Secondary education is undertaken at Tobermory. Everyday requirements can also be found in Tobermory approximately 7 miles by car or bus. Dervaig has a traditional village store, located within the heart of this close-knit community.

The property is a short drive from Calgary Bay, one of the island's most popular and picturesque destinations. The local area is extremely popular with those looking to enjoy the many outdoor activities on offer, and the area is also popular with those keen on wildlife.

The Isle of Mull well connected to Oban by a regular ferry service. Oban is a vibrant port town with an attractive sea front and busy harbour.

Directions

From the ferry terminal in Caignure, take the A849 north, signposted towards Tobermory. Continue through the village of Salen for 2.5 miles to Aros Bridge. Adjacent to the bridge, take the left turn and follow the glen road for approximately 11 miles towards the village of Dervaig.

Continue past the 30mph speed limit signs and take a left onto the private road signposted Druimard. The property is located at the bottom of the track.

What3words/// ///teachers.districts.pointed

Services

Specifications for the property include mains electricity, mains water and private drainage, solar panel (PV). Druimard House has oil fired heating with additional infrared electric heating in the kitchen and garden room. The Potting shed has electric heating. Hot water is supplied by the boiler in the house and immersion.

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 G

EPC Rating

F37

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

September 2024

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Approximate Gross Internal Area = 377.6 sq m / 4064 sq ft

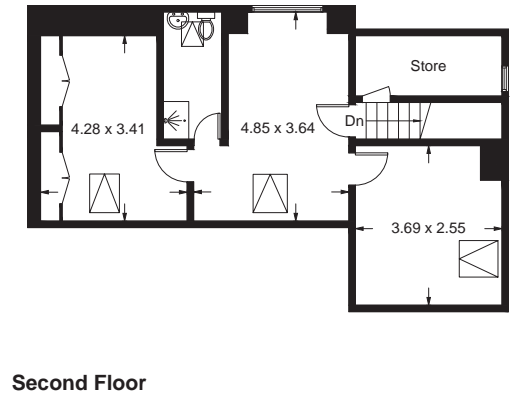
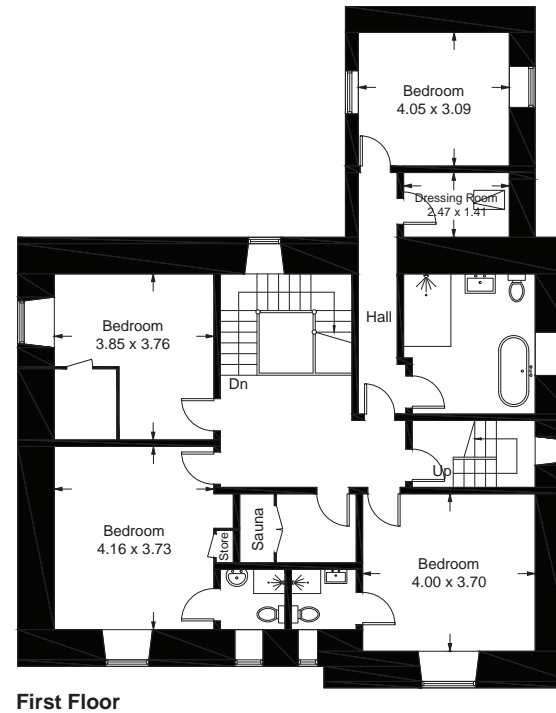
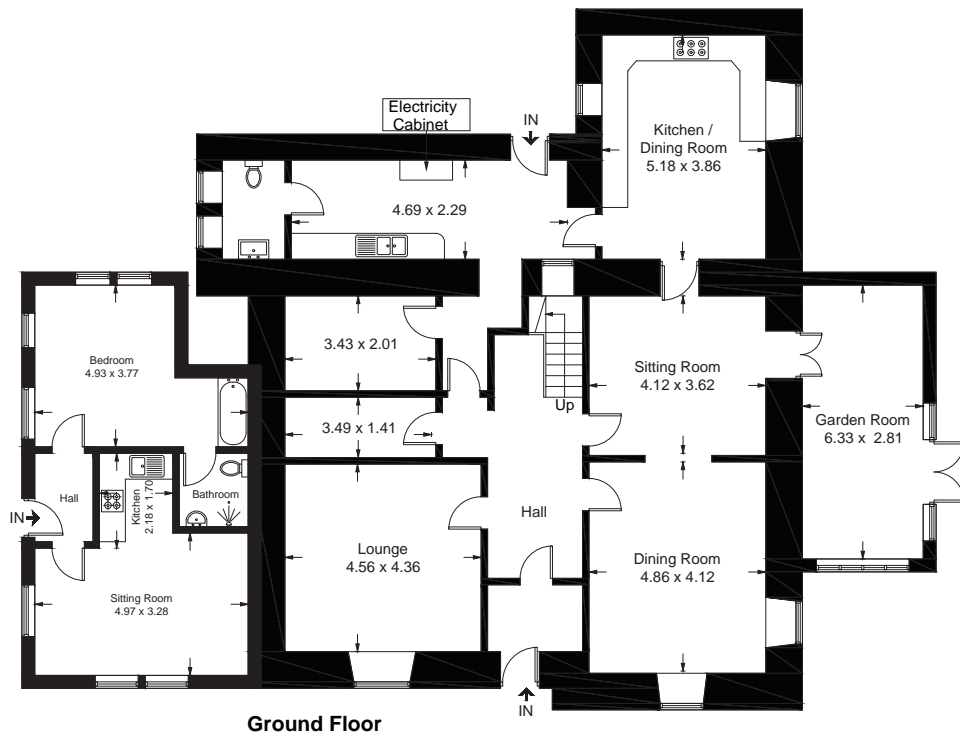


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Potting Shed



Theatre



Theatre



The Old Little Theatre, Druimard House, Dervaig, Isle of Mull, PA75 6QW.

Approximate Gross Internal Area = 84.6 sq m / 911 sq ft

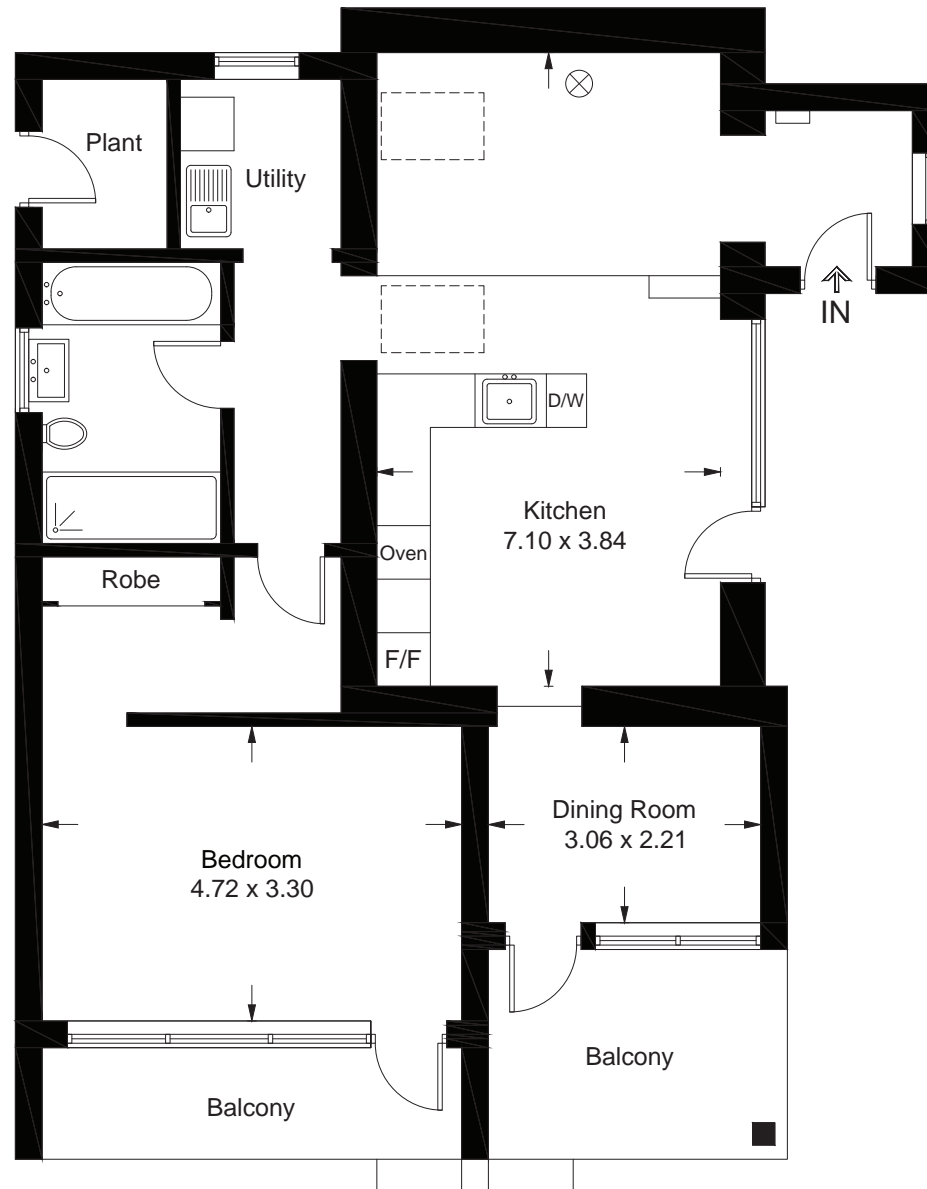


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1132840)



Druimard House Land Area
Approximately 1.25 acres (0.50 hectares)

The Old
Little Theatre

Druimard House

0m 10m 20m 30m

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LANDMARK INFORMATION







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