



Darach Beag, Isle of Iona, Argyll and Bute, PA76 6SJ
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Ingram**

Introduction

Situated in a central position on the magical island of Iona, Darach Beag offers buyers an exciting opportunity to acquire a beautifully presented four-bedroom house, close to the world-renowned, Iona Abbey.

Built in the 1940s by Ian Mackenzie, a much-beloved Iona character and seafarer, this is the first time the property has ever come to market. The Rev. George Macleod, a Church of Scotland parish minister, when he founded the Iona Community in 1938 was a regular visitor to the house with Ian and Kay and their daughter, Fiona Mackenzie, who grew up in Darach Beag and for many years ran Iona Scottish Crafts next door.

The ferry service from Fionnphort on the Isle of Mull to Iona operates regularly and takes just ten minutes. Iona supports a lively and thriving resident community and attracts thousands of visitors and tourists every year.



Internal

The property is entered from the front elevation, with a sheltered entrance door leading into a spacious central hallway. To the right, a combined dining room and kitchen spans the full width of the property, a wonderful place to sit and relax with family and friends. The kitchen features a fitted design, with a selection of light grey cabinets complemented by a white worktop. An Everhot stove sits within the kitchen layout. To the rear of the kitchen, an area under the stairs has been utilised to house the modern hot water heating system.

To the left of the hallway, a family lounge is positioned to the front of the property, perfectly placed to take in the far-reaching coastal views. Glazed doors open from the lounge into a sunroom, a newer extension to the original property, offering glorious panoramic views over the surrounding countryside.

A bedroom is positioned to the rear of the property, currently configured to offer twin bed accommodation. The room enjoys a bright and airy feel thanks to dual aspect windows. A family bathroom is also accessed from the hallway, a stylish design featuring a full-sized bath with overhead shower, along with a white wash basin and WC.

The kitchen gives access to an annex which houses a second ground floor bedroom and second shower room. The washing machine is also located within this annex building, along with a useful storage room. A doorway gives access to the side garden of the property.

A ladder-type staircase leads from the hallway to the upper floor landing which, in turn, gives access to two double bedrooms. Each of the bedrooms enjoys front-facing views, further enhanced by a coombed ceiling design, giving a characterful feel. The eaves space has been configured to offer additional storage space.



External

Darach Beag is accessed from the peaceful island road by a pedestrian gate which leads into the front garden. Mature gardens surround the property, mainly lead to lawn, with a selection of plants and shrubs offering a seasonal display throughout the year.

A wooden garden shed is positioned to the rear of the property, ideal storage for garden equipment and machinery.

Darach Beag benefits from an area of adjoining land which extends to approximately 0.18 acres,. This land gives scope to those looking to diversify into tourism activities by developing accommodation pods/chalets or as a separate single residential dwelling, subject to the necessary planning consents.

The Isle of Iona

The island boasts pristine sandy beaches, excellent walking trails, stunning Machair Golf Course, a wide variety of wildlife and direct tours to Fingal's Cave on the Isle of Staffa. Many shops sell locally sourced crafts such as Iona Marble and Cowrie shells.

The Isle of Iona has a well-stocked general store as well as a number of other shops and businesses catering to locals and tourists providing general provisions, bicycle hire, souvenirs and food and drink. There is also a small post office, library, primary school, village hall, two hotels together with a restaurant/bar and various places of worship.

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 airstrip at Glenforsa suitable for private aircraft. A main line train service operates from Glasgow to Oban, with most trains connecting with the ferry.







Location

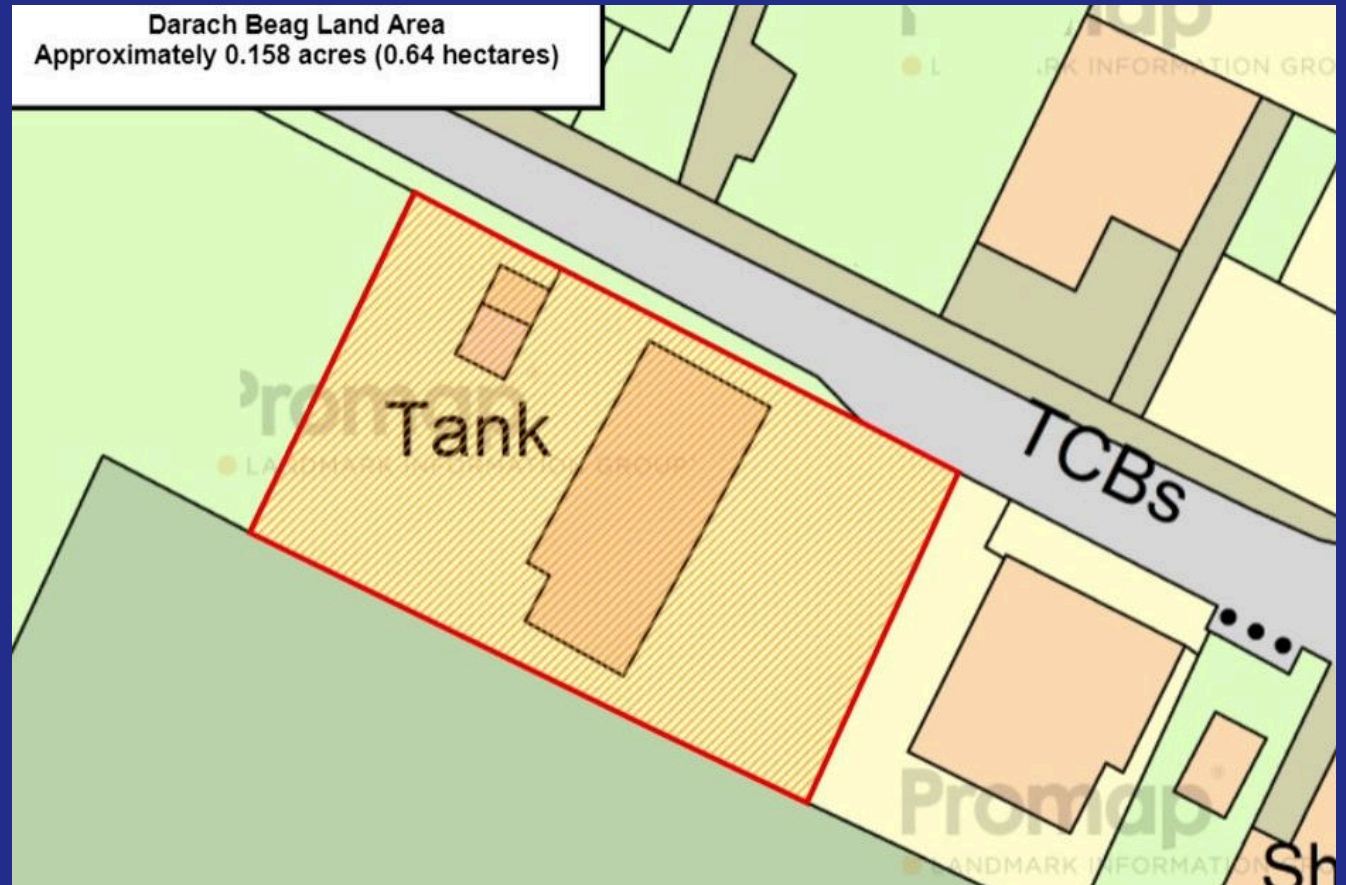
With the number of vehicles on the island restricted by permit, and no crime to speak of, Iona is a wonderful, safe environment for children and adults alike.

Directions

From Craignure on Mull leave the ferry terminal and turn left onto the A849 signposted to Buessan and Fionnphort (Iona Ferry), following the road all the way to its end at the Iona ferry car park. Take the ferry across the sound, disembarking at the pier.

Follow the signs towards the abbey and the property is on the left after the Iona Craft Shop.

[what3words///shirts.committed.diver](https://www.what3words.com/shirts.committed.diver)

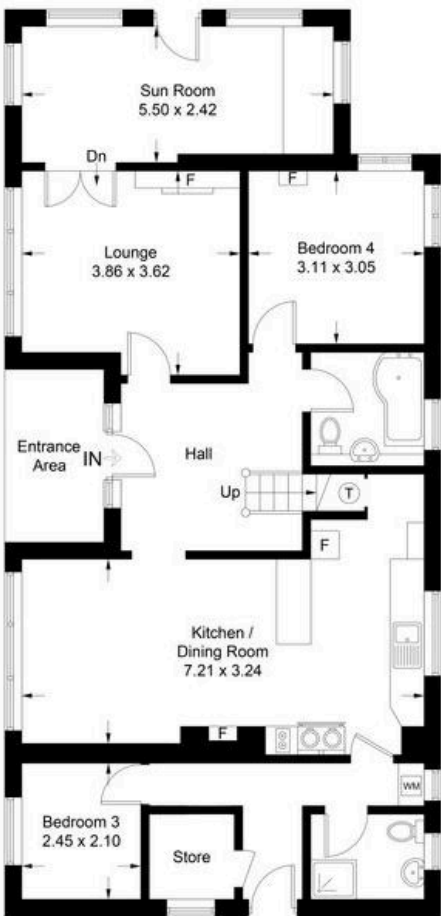


Plans

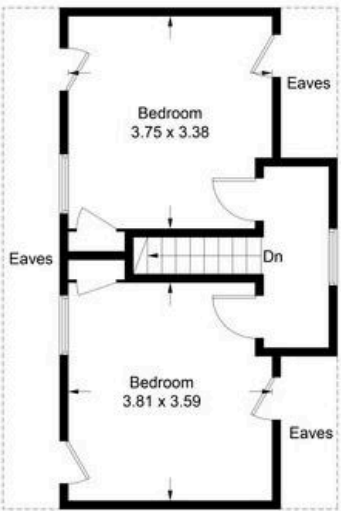
133.2 sq m

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Approximate Gross Internal Area = 133.2 sq m / 1434 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1132316)

Details

Local Authority

Argyll and Bute

Council Tax

Band = NA

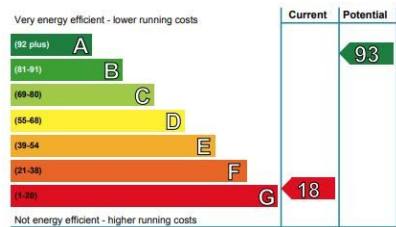
Tenure

Freehold

EPC

EPC Rating = G

Property



Services & Additional Information

Specifications include mains electricity, mains water, private drainage, electric heating and solid fuel fire.

Rateable Value-£3,650.

Fixtures, Fittings & Equipment
Fixtures and Fittings by separate negotiation.

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.
Photographs- September 2024

Darach Beag, Isle of Iona, Argyll and Bute, PA76 6SJ

Offers Over £495,000



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View Digital Brochure



Property Search



View on Website

Viewing strictly by appointment

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Free Market Appraisal



Tax Calculator