



Shepherd's Cottage, Bunessan, Isle of Mull, Argyll and Bute, PA67 6DW
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Shepherds Cottage, Bunessan, Isle of Mull, Argyll and Bute, PA67 6DW



| Offers Over £270,000

Property Description

Nestled in a tranquil, rural setting just a short distance from the popular coastal village of Bunessan, Shepherds Cottage presents a unique opportunity to acquire a beautifully presented, detached three-bedroom property. This charming croft cottage boasts far-reaching views across the surrounding countryside and a short walk from two secluded white sandy beaches at Scoor and Kilvickeon

The property is accessed from the front, with the main entrance leading into a boot room, perfect for storing outdoor clothing and footwear. From here, a doorway opens into an internal hall. To the right, a combined kitchen and dining room offers open views to the front. The fitted kitchen features a range of wooden wall and floor units, complemented by a contrasting worktop. The kitchen benefits from a modern wall mounted wood burner and there are a range of white goods including a fridge, dishwasher and washing machine.

To the left of the hall, a family lounge provides a comfortable space to relax with family and friends. This cosy living area is warmed by an open grate fire set within a stone fireplace. Exposed roof beams add character, perfectly complementing the stylish décor.

A shower room is also accessed from the hall, featuring a glazed shower and a white two-piece bathroom suite. The understairs area, accessible from the shower room, offers additional storage.

Accommodation is provided by three bedrooms, all located on the upper floor. The two largest bedrooms span the width of the property, while a

smaller single room could also serve as a home office or study.

The property is presently operated as a licensed holiday let and currently benefits from small business full rates relief. It has been run successfully as a holiday let for many years and is popular with guests as evidenced by many repeat bookings.

Shepherds Cottage is accessed from the main road via a combination of road and shared private track, serving a cluster of nearby properties. A gated parking area to the side offers space for two vehicles.

The property is set within mature gardens, fenced along all boundaries. The front garden features a walled lawn area, and a wooden shed provides storage for outdoor equipment and machinery.



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Plans

Approx. gross internal floor area
99.3 SQ M

Location

The local village of Buinessan boasts a thriving community, with amenities including general store, hotel and village hall. The ferry to Iona, a popular tourist destination is just 15 minutes' drive from the village centre.

The island bus route provides a regular transport link from Buinessan to the ferry port of Craignure. The Isle of Mull is easily accessible from the mainland ferries from Oban and Lochaline. There is also a small airstrip at Glenforsa suitable for private aircraft and a main line train service operating several times daily between Glasgow and Oban - some connecting directly with the ferries.

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Approximate Gross Internal Area = 99.3 sq m / 1069 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1185992)

Details

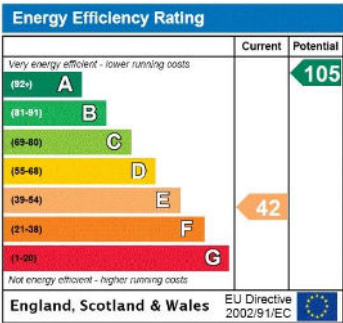
Local Authority
Argyll and Bute

Council Tax
Band = C

Tenure
Freehold

EPC
EPC Rating = E

Property



Services & Additional Information

Specifications include mains electricity, shared private water, private drainage, electric heating panel heaters, wood burning stove and full fibre Plusnet Wi-Fi.

Directions

From the ferry terminal in Craignure, take the A849 south, following signs for Bunessan and Fionnphort. Continue for approximately 29 miles, continuing through the village of Pennyghael.

Just after the Bunessan village sign take the road immediately to the left to Scoor following the tarmac road and then the estate road. Where the road continues to Scoor House, take the fork right past Ploughman's Cottage to the property driveway (There is a pin on Google Maps.)

Please note that access to the property involves driving along a rough gravel track for around 1.8 miles.

Particulars and Photographs-March 2025

Enquire



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