

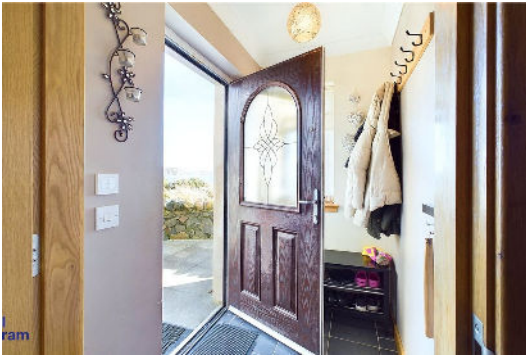


Suil Na Mara

Isle of Iona, Argyll and Bute, PA76 6SP

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Ingram**



Isle of Iona, Argyll and Bute, PA76 6SP



Offers Over £680,000

Property Description

Nestled in a stunning seafront location on the enchanting isle of Iona, Suil Na Mara presents a unique opportunity to acquire a beautifully presented four-bedroom detached home. This cherished family residence also offers potential for use as a bed and breakfast.

Upon entering the property from the front, you are welcomed by a vestibule that leads into the central hallway. To the right, the family lounge is perfectly positioned to capture the breathtaking coastal views, featuring a multi-fuel stove that adds warmth and comfort. To the left, the spacious family dining room, large enough to seat ten, is ideal for hosting gatherings with family and friends.

The fully fitted kitchen, located at the rear, boasts a range of white wall and floor units and includes integrated appliances such as a dishwasher, electric oven, hob, and fridge freezer. A door from the kitchen gives access to the side garden.

A cozy family sitting room at the rear provides a wonderful space to relax, extending into a garden room with full glazing that offers panoramic views of the surrounding countryside. French doors open to a patio area at the back. Additionally, a WC and utility room are accessible from the hallway, completing the ground floor layout.

Ascending the staircase from the hallway, the first floor features a central landing that connects four double bedrooms, each with unique decor. The stylish principal bedroom includes an ensuite shower room. The front-facing bedrooms offer stunning coastal views, while the rear bedrooms overlook

the picturesque countryside. A family bathroom with a full-sized bath and shower completes the first floor.

Adjacent to the main house, a sizable garage with an electric roller door provides ample parking and storage space for outdoor clothing and equipment. The garage's first floor is partially converted, offering potential for additional accommodation for holiday lets, subject to planning consents.

The property sits on a generous plot extending to approximately 0.31 acres. To the left of the house, a concreted area offers potential for future extensions.

The mature gardens, primarily laid to lawn, surround the property. A gated driveway provides access, leading through the grounds to the detached garage.



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4



2



2

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Plans

Approx. gross internal floor area
184.92 sq m

Location

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, keen to follow in the footsteps of St Columba. 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.

The island 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.



Ground Floor



Floor 1

Approximate total area[®]
184.92 m²
Reduced headroom
0.78 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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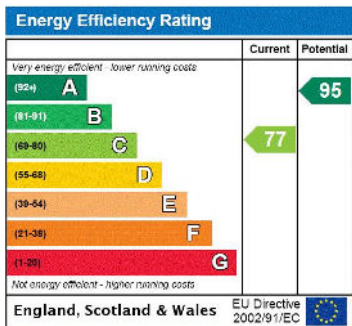
Details

Local Authority
Argyll and Bute

Council Tax
Band = E

EPC
EPC Rating = C

Property



Services & Additional Information

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

Directions

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

Turn left and follow the island road. The property is located on the right-hand side after approximately 700 yards.

what3words.com/witty.twig.technical

Enquire



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4



2



2

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