

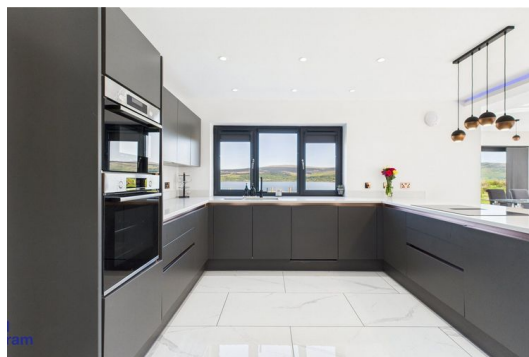


Kinelvadon View

Aros, Isle of Mull, Argyll and Bute, PA72 6JS

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 **Bell
Ingram**



Aros, Isle of Mull, Argyll and Bute, PA72 6JS



Offers in the region of £520,000

Property Description

Situated in an elevated position with sweeping views across the Sound of Mull, Kinelvadon View presents a rare opportunity to acquire a beautifully designed two-storey residence that seamlessly blends traditional charm with contemporary architecture—creating a truly stunning family home.

Spanning approximately 177 square meters, the property is traditionally accessed from the rear, where the entrance opens into a practical utility room that leads into a spacious open plan living area, encompassing the kitchen, lounge, and dining spaces.

The modern kitchen is thoughtfully designed with sleek, dark cabinetry contrasted by crisp white worktops and flooring, creating a bold and stylish aesthetic. It comes fully equipped with integrated appliances, including an electric hob with built-in extractor, dishwasher, microwave, and electric oven.

The living area flows effortlessly into the lounge, a generous space designed to capture the breathtaking coastal views. Triple-aspect windows flood the room with natural light, enhancing its bright and airy ambiance. The dining area, positioned at the front, offers an ideal setting for entertaining guests or enjoying family meals.

A hallway off the kitchen leads to a ground-floor bedroom, currently configured as a home office, which also enjoys open views to the front—offering flexibility for various uses. A contemporary shower room, featuring striking tilework and high-quality finishes, is also accessed from this hallway. The corridor continues to a side vestibule, providing an additional entrance to the home.

Stairs rise from the hallway to the upper landing, where three further bedrooms are located. The principal bedroom is particularly impressive, featuring a walk-in wardrobe and a private en-suite bathroom. A feature window perfectly frames the coastal view, a stunning place to wake up.

A well-appointed family bathroom, also finished with a selection of high-quality finishes, serves the remaining two bedrooms. Additional storage is available via a walk-in store on the landing and a cupboard beneath the staircase.

Externally, the property is nestled in a peaceful rural setting, accessed via a shared private track from the island road. A gated driveway leads to a gravel parking area with ample space for multiple vehicles.



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Plans

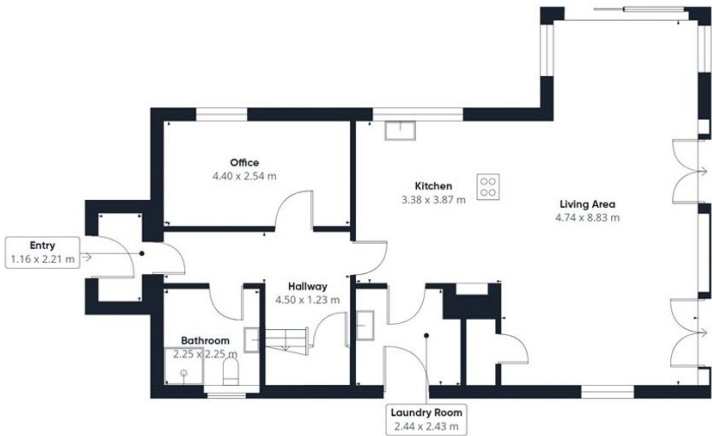
Approx. gross internal floor area
177.3 SQ M

Location

Kinelvadon View is situated in an elevated coastal position between Craignure and Tobermory and only a short distance from Salen, a popular village offering amenities such as a grocery store with post office, church, hotel and bar.

To the north, the main town of Tobermory is a popular tourist destination and provides an excellent range of dining and shopping opportunities as well as offering primary and secondary schooling, a medical centre, churches, a golf course and a distillery.

In the sea surrounding Mull there are various trips provided to local puffin and seal colonies, and also to Iona and the island of Staffa where many tourists visit Fingal's Cave.



Ground Floor



Floor 1

Approximate total areaⁿⁱ
177.3 m²
Reduced headroom
0.2 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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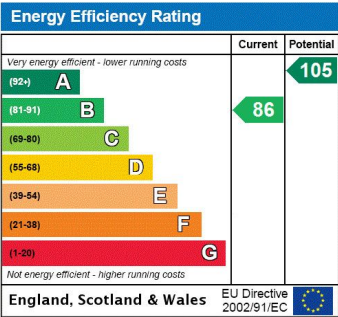
Details

Local Authority
Argyll and Bute

Council Tax
Band = F

EPC
EPC Rating = B

Property



Services & Additional Information

Specifications include mains water supply, mains electricity, private drainage system, underfloor heating.

Directions

From Oban, take the Calmac ferry to the Isle of Mull, arriving in Craignure. Upon leaving the ferry, turn right and follow the road for approximately 16 miles, through the village of Salen.

The entrance track to Kinelvadon View is located on the right side, marked by a Bell Ingram sale board. Parking is available at the property.

[What3words///partners.trifling.good](https://www.what3words.com/partners.trifling.good)



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Enquire



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