



Friesland, Isle of Coll, Argyll and Bute, PA78 6TB
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Property Description

Nestled in a secluded coastal area on the Isle of Coll, Friesland presents a unique opportunity for buyers to acquire a portfolio of properties, including a detached three-bedroom family home and two charming cottages, all with direct access to the stunning island coastline. The location, surrounded by an established RSPB reserve, is ideal for wildlife enthusiasts.

Situated at the head of a natural bay, the main property is a beautifully restored three-bedroom family home, showcasing high standards of craftsmanship. The entrance is from the side elevation, leading through a glazed vestibule into a utility room. The main living area, which spans the full width of the property, includes the kitchen, dining, and lounge areas. The kitchen features a range of fitted wall and floor cabinets, complemented by a natural wooden worktop.

The lounge area flows seamlessly from the kitchen, with two distinct seating areas separated by a striking central staircase. A multi-fuel stove set within a wooden fire surround provides both warmth and comfort. A door from the lounge leads to a garden room, offering a pleasant space to enjoy garden views. The utility room, connecting the entrance vestibule to the kitchen, provides additional storage space and access to a stylish ground floor shower room. Originally a working farmhouse, the property includes an attached byre, currently used for dry storage, workshop space, and covered parking. The byre has potential for conversion into additional residential living space, subject to planning permissions and building control. The staircase from the lounge ascends to the upper floor, where a central landing connects two double bedrooms and a single bedroom, currently used as a home office/study.

Externally, the property is set within a defined plot, fenced along the boundaries. The grounds feature a carefully selected array of trees and bushes, providing protection and creating a natural habitat for wildlife. A BBQ hut enjoys a secluded position within the grounds.

Corncrake and Swallows Cottages

Located on the opposite side of the bay, these two traditional highland cottages are rich in character. Swallows Cottage is mid-conversion, offering a delightful living space that requires minimal work to complete. Corncrake Cottage, with its rustic charm, perfectly encapsulates its heritage. Both cottages enjoy direct shore frontage and, while not configured as holiday lets, are used by visiting friends and family. The properties at Friesland present an exciting opportunity for those seeking a coastal adventure. The inclusion of the two ancillary cottages offers potential for holiday lets, subject to necessary licence approvals.



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| Offers Over £725,000

Plans

Approx. Internal floor area- Friesland
255 SQ M

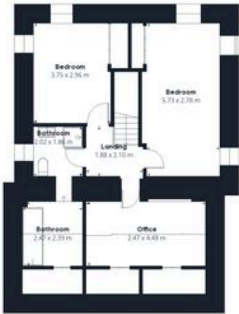
Location

Friesland is located in a shorefront position, around 10 minutes drive from the coastal village of Arinagour. The village hosts a wide range of facilities including a church, post office, doctor's surgery, general store, hotel, café, fuel station, fire station and gift shop. There is also a well-established primary school, award-winning hotel and a vibrant community centre with a sports hall and theatre facilities.

The Isle of Coll enjoys a rugged beauty and an enviable wildlife population including corncrakes, geese, waders, seals and otters. There are frequent sightings of basking sharks, minke whales, dolphins and seals in the surrounding waters. The island enjoys official 'Dark Sky' status with no light pollution to speak of and is renowned for its tranquillity.



Ground Floor



Floor 1

Approximate total area⁽¹⁾
255.55 m²
Reduced headroom
8.96 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

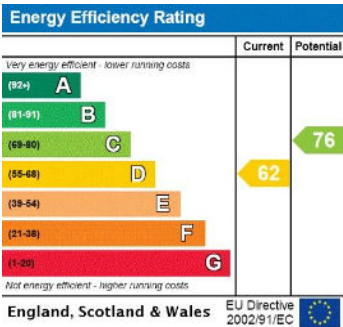
Local Authority
Argyll and Bute

Council Tax
Band = D

Tenure
Freehold

EPC
EPC Rating = D 62

Property



Services & Additional Information

Specifications for the property include mains electricity, private water supply, private drainage, multifuel stove, electric heating.

Directions

The Isle of Coll is accessed by a regular ferry service from Oban as well as a scheduled air service from Connel Airport. Upon disembarking the ferry, follow the B8070 island road across Coll for around 3.5 miles, before turning left to follow the track down towards Friesland. Alternatively, park at the top of the track and wander down by foot.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents.

Viewings

Strictly by appointment through the sole selling agents.

Particulars and Photographs-May 2025

Enquire



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Viewing strictly by appointment

Published: July 2025

Property Ref: OBN250034

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