



Cruachan, Croggan, Isle of Mull, Argyll and Bute, PA63 6AH
bellingram.co.uk

 **Bell
Ingram**



Property Description

Situated within the scenic coastal hamlet of Croggan on the Isle of Mull, Cruachan presents a rare opportunity to acquire a beautifully presented four-bedroom family home, complete with a detached studio building and ground-floor boat store.

The main house is accessed via the front elevation, where a welcoming vestibule opens into a spacious central hallway. To the right, a generously proportioned sitting room is bathed in natural light from triple aspect windows. A charming open-grate fire set within a brick fireplace adds warmth and character.

To the rear, a versatile ground-floor room, currently used as a games room, offers potential for overflow accommodation or a home office, depending on requirements.

To the left of the hallway, the open-plan kitchen and dining area enjoys a bright, airy ambiance and stunning views across the loch. The kitchen features an electric AGA, while a rear door leads to a secondary kitchen area equipped with modern appliances, including an electric oven, gas hob, and tall fridge freezer. This space also provides direct access to the side garden.

Upstairs, the first-floor hosts four bedrooms, one of which is currently arranged as a cozy sitting room/library. The two larger bedrooms offer front-facing coastal views, with the principal bedroom benefiting from a spacious en-suite bathroom. A separate shower room is also accessible from the landing, completing the upper-level layout.

Adjacent to the main house, the detached studio building is a standout

feature. The upper floor offers a stunning open-plan creative space, configured as an art studio, with large Velux windows and a patio door that opens to breathtaking coastal views. Below, the ground floor serves as a garage or boat store, with ample storage and a convenient WC. Additional storage is tucked beneath the staircase.

The property is set within expansive gardens that extend down to the quiet single-track island road. A gated driveway leads up to parking areas at the front and side of the house. Beside the studio, an area is set aside for the storage of a small yacht—perfect for those eager to explore the surrounding coastline.

The front garden is mostly laid to lawn, offering a secure and generous space for children to play. This area may also be suitable for a building plot, subject to necessary consents. The surrounding natural environment is rich in wildlife, with frequent sightings of otters, sea eagles, and deer, making this a truly idyllic island retreat.



Cruachan, Croggan, Isle of Mull, Argyll and Bute, PA63 6AH



4



3



1

| Offers Over £500,000

Plans

Approx. gross internal floor area
239.6 sq m

Location

Cruachan is situated in a lochside location within the peaceful coastal settlement of Croggan on the Isle of Mull, a picturesque location offering a blend of seclusion and adventure. Croggan is approximately 30 minutes' drive from Craginure, the main ferry port from the island.

The Isle of Mull is the second largest island within the Inner Hebrides. The island is accessed via a regular car ferry service from Oban to Craginure. Services from Lochaline and Kilchoan on the Morvern and Ardnamurchan peninsulas respectively are also available. There is 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.



Cruachan, Croggan, Isle of Mull, Argyll and Bute, PA63 6AH



4



3



1

| Offers Over £500,000

Details

Local Authority

Argyll and Bute

Council Tax

Band =

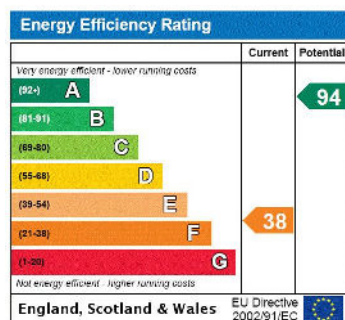
Tenure

Freehold

EPC

EPC Rating = F

Property



Services & Additional Information

Services include private water, private drainage, mains electricity, electric AGA, electric panel heaters, triple glazed aluminium windows, BT phone and internet connectivity, Vodafone 4G reception.

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.

Particulars and Photographs- May & June 2025

Enquire



Andrew Fuller

Oban

01631 566122

oban@bellingram.co.uk



Tax Calculator



Free Market Appraisal



View Digital Brochure



Property Search



View On Website

Viewing strictly by appointment

Published: June 2025

Property Ref: OBN250040

powered by

FluxPro

Important Notice: Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Cruachan, Croggan, Isle of Mull, Argyll and Bute, PA63 6AH



4



3



1

| Offers Over £500,000