



Craigard, Ballygrant, Isle of Islay, PA45 7QR
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Ingram**



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| Offers Over £475,000

Property Description

Situated in the charming village of Ballygrant on the picturesque Isle of Islay, the properties at Craigard present a rare and exciting opportunity to acquire a diverse portfolio, comprising a thriving café and tearoom, a three-bedroom letting flat, a partially converted one-bedroom letting flat, along with a three-bedroom owner's residence.

This unique offering provides an exceptional lifestyle opportunity for those seeking to establish a presence on the island. The café and tearoom, popular with both locals and tourists, serves a wide selection of freshly prepared food, cakes, and local delicacies, available for dine-in or takeaway. A well-equipped back-of-house area includes kitchen and storage facilities, with a convenient loading entrance to the rear. A laundry room also sits to the rear.

The owner's residence is accessed from the rear elevation and features a ground floor kitchen-diner, with stairs leading to the upper floor where a comfortable lounge, three bedrooms, and a shower room are located—ideal for family living or on-site management. This unit also offers scope for letting, if on-site accommodation is not required.

A separate three-bedroom letting property, arranged over three levels, generates a regular income and is a favourite among holidaymakers. The layout includes an entrance hall leading to a first-floor landing, accessing lounge, kitchen, bathroom and bedroom, with two further bedrooms and a second bathroom located on the upper floor.

Also positioned within the building is a partially converted ground floor flat

which will offer one-bedroom accommodation. This unit presents further potential for development and could be adapted for long-term rental or holiday letting.

Externally, the property enjoys a prime position within the village, perfectly located to capitalise on passing trade. The residence and one bedroom unit are accessed via a rear courtyard, attractively landscaped with a variety of shrubs and bushes that provide seasonal colour throughout the year.

Additionally, a large stone shed at the top of the garden currently serves as overflow storage for the business but offers exciting potential for conversion or leasing to a local enterprise.



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Plans

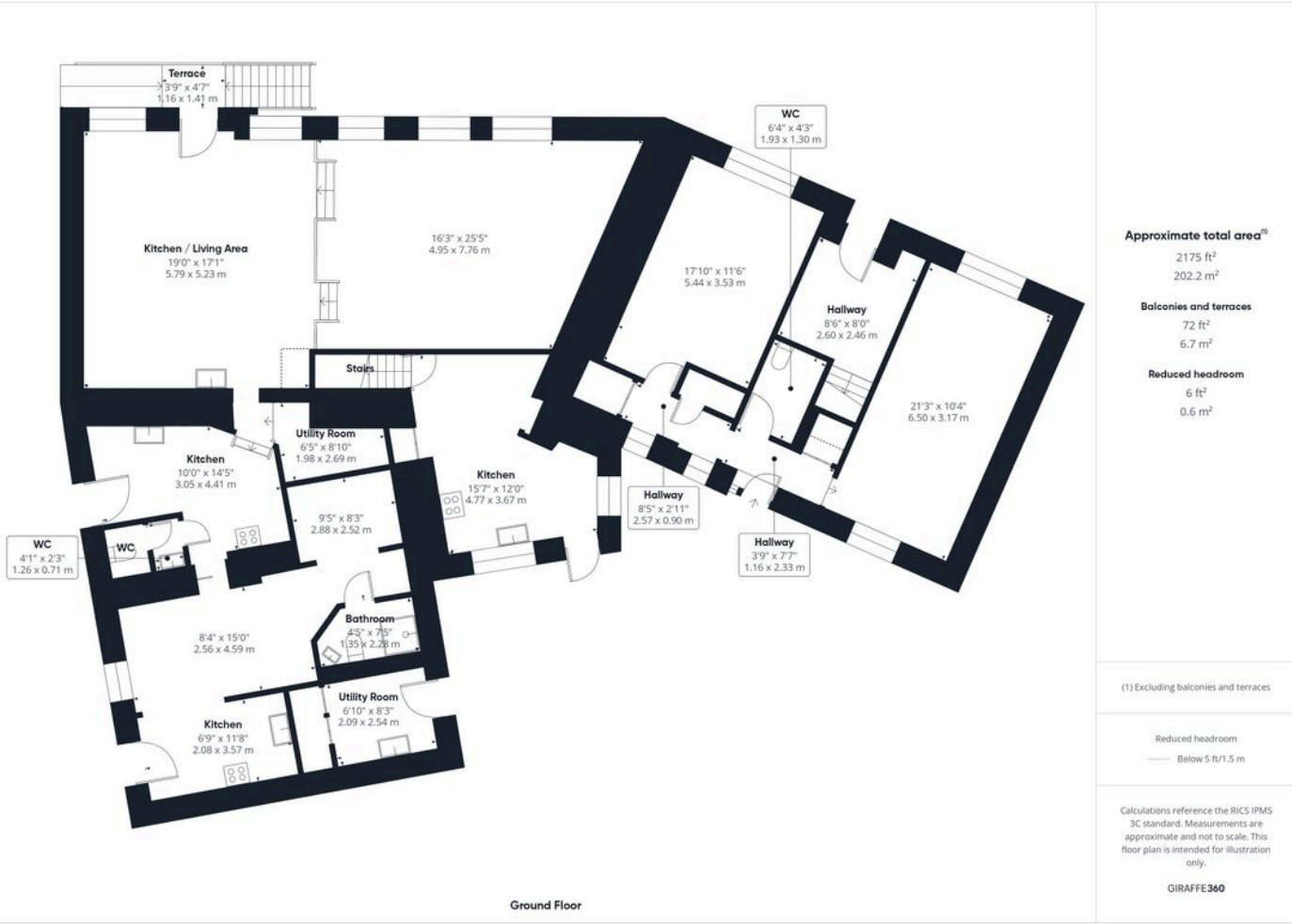
Approx. gross internal floor area
367.8 sq m

Location

Islay is the southernmost island of the Inner Hebrides of Scotland. Known as “The Queen of the Hebrides”, it lies in Argyll just southwest of Jura and around 40 kilometres north of the Northern Irish coast.

The properties at Craigard are located centrally within popular village of Ballygrant on Islay, an ideal spot for the café to benefit from passing traffic.

Port Ellen is the principal fishing port and ferry terminal on the island which is closing in January 2026 for at least 2 years. The other terminal is 18 miles away at Port Askaig which is 3 miles from Craigard. Port Ellen offers shopping facilities, hotels, restaurants, Post Office, Doctor’s surgery, playing fields and a primary school.



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Details

Local Authority

Argyll and Bute Council

Council Tax

Band = Rate Value- £2,600

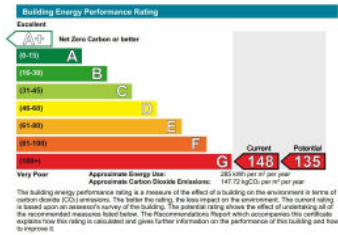
Tenure

Freehold

EPC

EPC Rating = N/A

Property



Services & Additional Information

Services include mains water, mains electricity, mains drainage, mains and air source heating, BT phone and internet connectivity.

EPC Rating-

Air A Bhuth- G122

An Araigh- G111

Cafe & Tearoom-G148

Taigh an Taillear-F94

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.

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-August 2025



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Enquire



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Tax Calculator



Free Market Appraisal



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Property Search



View On Website

Viewing strictly by appointment

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