



Hayloft, Calgary, Tobermory, Isle of Mull, PA75 6QQ
bellingram.co.uk

 **Bell
Ingram**



Property Description

The Hayloft at Calgary offers buyers a unique opportunity to acquire a delightful three-bedroom property, set in an elevated position with far reaching sea views of Calgary Bay.

As its name implies, The Hayloft, was once a vital part of the original farmstead and has since been thoughtfully transformed into luxurious family accommodation arranged over two levels. Traditionally accessed via the courtyard, the property welcomes you through a sheltered entrance that opens into the main living area.

The heart of the home is a stylish kitchen, beautifully appointed with sleek gloss white cabinetry and a designer bamboo worktop. The layout is both practical and elegant, incorporating a full range of integrated appliances. Throughout the property, original features such as exposed beams and stone walls have been carefully preserved, adding warmth and authenticity.

Adjacent to the kitchen, a cosy snug offers a versatile space, ideal as a home office, reading nook, or creative studio. This room enjoys views over the rear courtyard and provides access to a ground floor shower room, which includes a built-in sauna for added luxury.

The kitchen extends to give access to a ground floor sitting room, warmed by a stunning fireplace, a focal point of the room. The room is bathed in natural light thanks to dual-aspect windows.

To the front of the property, a spectacular open plan living and dining space offers a perfect setting for family gatherings. This area boasts views over the

front gardens and features bespoke design elements, including exposed oak timber, an architectural highlight that enhances the room's grandeur.

The accommodation is located on the upper floor, with two generously sized double bedrooms and a single room, two of which benefit from en-suite facilities. Each bedroom enjoys far-reaching views across the surrounding countryside and Calgary Bay.

The home's thick stone walls, exposed timber beams, and handcrafted furnishings create a harmonious blend of rustic charm and modern comfort, resulting in a warm and welcoming atmosphere throughout.

This high specification property has recently benefitted from a new roof, triple glazed windows and a modern EV charging point, further adding to its appeal.



Hayloft, Calgary, Tobermory, Isle of Mull, PA75 6QQ



3



2



1

| Offers Over £375,000

Plans

Approx. gross internal floor area
140.8 sq m

Location

The Hayloft is located in the coastal community of Calgary, to the northwest of the Isle of Mull.

The neighbouring village of Dervaig is home to a primary school and secondary education on the island is undertaken at Tobermory High School. Dervaig also has a traditional village store, located within the heart of the island community.

The property is a short walk from Calgary Bay, one of the island's most popular and picturesque destinations. The local area is extremely popular with those looking to enjoy the many outdoor activities on offer, and the area is also popular with those keen on wildlife.



Ground Floor



Floor 1

Approximate total area^m
1516 ft²
140.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Hayloft, Calgary, Tobermory, Isle of Mull, PA75 6QQ



Offers Over £375,000

Details

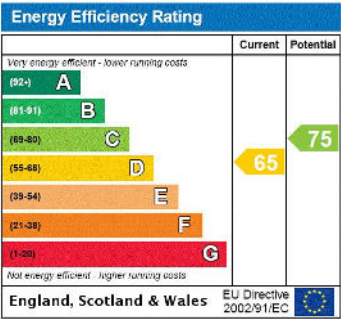
Local Authority
Argyll and Bute

Council Tax
Band = E

Tenure
Freehold

EPC
EPC Rating = D

Property



Services & Additional Information

Specifications for the property include mains electricity, shared private water, shared private drainage, oil-fired heating and Starlink internet.

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- August 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: August 2025

Property Ref: OBN250078

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.



Hayloft, Calgary, Tobermory, Isle of Mull, PA75 6QQ



3



2



1

| Offers Over £375,000