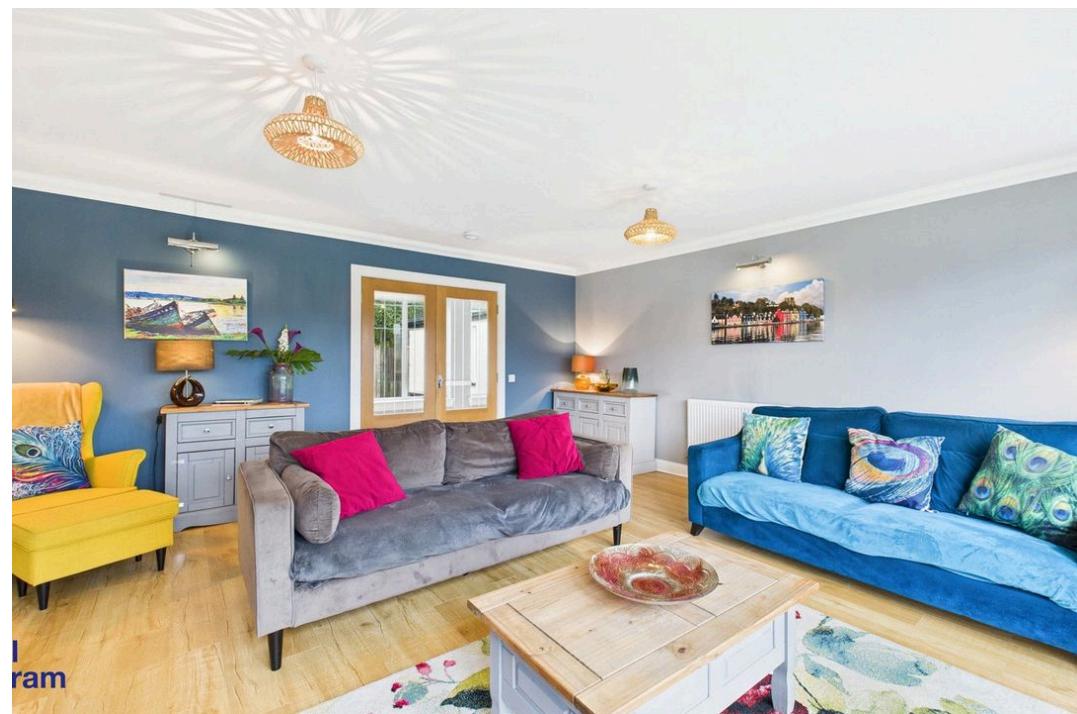




Torrness, Dervaig Road, Isle of Mull, PA75 6QF  
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 **Bell  
Ingram**



# Property Description

Situated in a quiet and secluded rural location on the fringe of the village of Dervaig, a village centrally positioned to the north of the Isle of Mull, Torrness presents an exceptional opportunity to acquire a beautifully presented four-bedroom detached bungalow. Currently operating as a successful holiday cottage, the property offers both charm and versatility.

Traditionally entered from the rear elevation, the main entrance opens into a welcoming vestibule. To the right, a spacious kitchen and dining area creates a warm and inviting living space, enhanced by dual-aspect windows that frame picturesque views of the surrounding countryside. A woodburning stove adds both comfort and character, complementing the central heating system. There is also a large laundry room beside the kitchen with built-in cabinets under a sink and drainer, space for a washing machine and a free standing freezer. This room also houses the boiler for the oil fired central heating system which was installed in November of last year.

The kitchen is fitted with stylish black cabinetry and a marble-effect roll-top worktop and includes an integrated dishwasher and built in microwave a recently installed, fully electric range cooker with halogen hob and space for a large fridge freezer. Next to the kitchen area there is a spacious dining area. The kitchen and dining areas are separated by a peninsular/breakfast bar with space for several bar stools.

A hallway runs along the rear of the property, offering views of the courtyard and external seating area. Internal doors lead into the centrally located family lounge—an accommodating and relaxing space—with French doors opening onto a large front facing patio area enjoying panoramic views of the valley to the front of the house and the hills in the distance. The hallway

continues into a second corridor that provides access to four double bedrooms, occupy their own wing to allow for privacy and quiet. All four are spacious double rooms, one of which has an en-suite shower room and dressing area. In the sleeping wing is a large, four piece family bathroom.

A well-appointed family bathroom features a full-size bath, a quadrant shower cubicle with multi-jet shower, and a white two-piece suite. An external door also connects this hallway to the front of the property.

The bungalow sits within a generous plot of approximately 1.5 acres. Accessed via a shared track from the road that leads to a driveway with parking at the side and rear of the house for several vehicles. The front garden is mainly laid to lawn and is enclosed by a wooden fence, but this does not mark the boundary of the plot (see attached plan for approximate plot boundary).

# Plans

Approx. gross internal floor area  
**170.2 SQ M**

## Location

Torrness is located on the road between Dervaig and Tobermory. The coastal village of Dervaig on the Isle of Mull situated 2.5 miles. The village supports a church, village hall, a local pub and a well-respected primary school.

Tobermory is about a 15 minute drive away, Dervaig is about a 7 minutesr just under an hour on foot. Calgary usually takes about 20 minutes.

Secondary education is undertaken at Tobermory. Everyday requirements can also be found in Tobermory approximately 6 miles by car or bus. Dervaig has a traditional village store, located within the heart of this close-knit community.



# Details

Local Authority  
Argyll and Bute

Council Tax

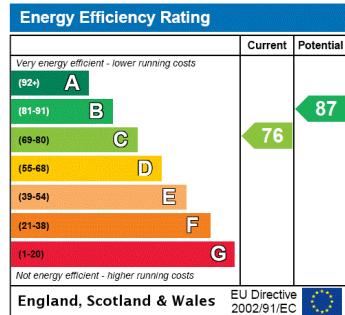
Band = E

Tenure  
Freehold

EPC

EPC Rating = C

EPC Rating=C



## Services & Additional Information

Services include private water, mains electricity, private drainage, oil fired heating, BT phone and internet connectivity.

### Directions-

From the ferry terminal in Craignure, take the A849 north, signposted towards Tobermory. Continue through the village of Salen for 2.5 miles to Aros Bridge. Adjacent to the bridge, take the left turn and follow the glen road for approximately 11 miles towards the village of Dervaig. Upon reaching Dervaig, turn right and follow the road through the village, continuing for around 3 miles. The entrance track to Torrness is located on the right-hand side. Parking is available adjacent to the property.

What3Words- ///mulled.canny.clincher

### Fixtures, Fittings & Equipment-

Fixtures and Fittings as the house is a fully licenced holiday let the contents are available by separate negotiation

Particulars and Photographs- October 2025

Enquire



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Torrness, Dervaig Road, Isle of Mull, PA75 6QF

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Offers Over £385,000