



Bell
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FOR SALE

4 Distillery Houses, Caol Ila, Isle of Islay, PA46 7RJ
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Offers Over £220,000

Property Description

Situated just a short distance from the island port of Port Askaig, 4 Distillery Cottages offers buyers and opportunity to acquire a beautifully presented three bedroom semi-detached property, a much loved family home benefiting from open views across the surrounding countryside.

The property is entered from the front elevation, with the main entrance door leading into the hallway. To the right, the main living space comprises a lounge and dining area, spanning the full width of the property. An open grate fireplace sits within a decorative fire surround, a focal point within the room, complementing the central heating system. The dining table is positioned to the rear, offering views out across the gardens.

The kitchen is also positioned to the rear of the property, a bright and airy room which features range of white cabinets, complimented by a wood effect roll top worktop. The design allows for a freestanding electric cooker, with space for undercounter washing machine and freestanding fridge freezer. A part-glazed door gives access to the rear garden.

To the left of the hallway, a ground floor bedroom is located at the front, well suited for those with mobility difficulties. The room also offers alternative use for a home office or study.

The hallway extends to the rear, giving access to a family bathroom, which features a white heritage style sink and WC, along with a shower cubicle, fitted with an electric shower. Storage space is located in an open area under the staircase.

The staircase ascends from the hallway to the upper floor where a central landing links two further bedrooms. Both bedrooms benefit from far

reaching views, with partial sea views across the Sound of Islay. The bedrooms have a welcoming feel, tastefully decorated in a choice of neutral colours.

Externally, the property benefits from mature gardens to the front and rear, planted with a selection of shrubs and trees which create a natural haven for bird life. The rear garden is slightly larger, offering a place to sit and enjoy the natural surroundings.

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.



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Plans

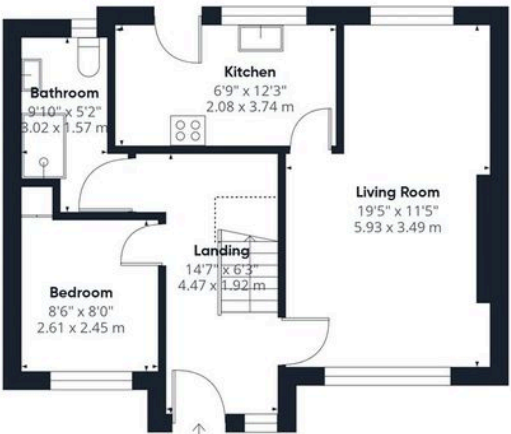
Approx. gross internal floor area
76.4 SQ M

Location

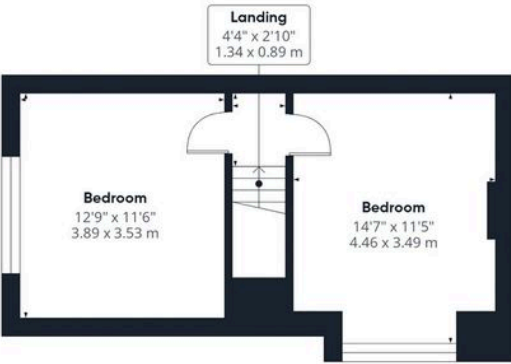
The property is situated a close to Port Askaig ferry terminal on the ever-popular Isle of Islay. It serves as one of the main ferry ports for Islay, providing regular services to the mainland and Jura. The village has a rich history local distilleries and stunning coastal views.

The island's capital is the charming village of Bowmore, where there are plenty of amenities for the locals and visitors alike. There is the distinctive round Kilarrow Parish Church and a distillery.

Located across the island, Port Ellen is the principal fishing port and ferry terminal, with pontoons available for yachts. The town offers shopping facilities, hotels, restaurants, Post Office, Doctor's surgery, playing fields and a primary school.



Ground Floor



Floor 1

Approximate total area [®]
822 ft ²
76.4 m ²
Reduced headroom
7 ft ²
0.7 m ²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

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Details

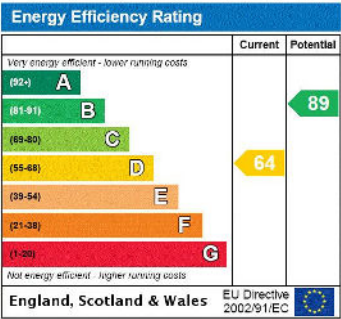
Local Authority
Argyll and Bute

Council Tax
Band = B

Tenure
Freehold

EPC
EPC Rating = D

Property



Services & Additional Information

Services include mains water supply, mains electricity, shared drainage and oil fired heating.

Directions

From the ferry port at Port Askaig, follow the road up the hill, the main island route away from the port.

After approximately ½ mile, take the right-hand turn, signposted for Caol Ila Distillery. Continue along the road for approximately 0.4 miles and 4 Distillery Houses is located on the right-hand side within a small cluster of properties. Shared parking is available to the front of the property.

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- September 2025

Enquire



Andrew Fuller

Oban

01631 566122

mailto:oban.fuller@bellingram.co.uk



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Free Market Appraisal



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View On Website

Viewing strictly by appointment

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