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FOR SALE

3 St. Marys, Rockfield Road, Tobermory, PA75 6PN
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Ingram**



3 St. Marys, Rockfield Road, Tobermory, PA75 6PN



| Offers Over £250,000

Property Description

Nestled in a peaceful residential area above the picturesque coastal town of Tobermory on the Isle of Mull, 3 St. Mary's presents an opportunity to acquire a beautifully maintained, detached three-bedroom bungalow. This much-loved family home sits within a generous plot extending to approximately 0.2 acres, offering both privacy and potential for the development of a detached garage or workshop.

Upon arrival, the property is accessed via a sheltered entrance on the front elevation, leading into a welcoming central hallway. To the left, an open-plan living area comprises kitchen, dining, and lounge. Triple-aspect windows bathe the space in natural light, creating a warm and inviting atmosphere ideal for entertaining family and friends. The kitchen is well-appointed with a range of light grey units, complemented by a combination of composite and wooden work surfaces

To the right of the hallway, accommodation is provided by three generously sized bedrooms, two of which are positioned at the front of the property. Each room comfortably accommodates a double bed and all benefit from built-in wardrobe space. The rear bedroom benefits from direct access to the garden via an external door, offering flexibility and a lovely connection to the outdoors.

The family bathroom is also accessed from the hallway and features a glazed cubicle shower, feature freestanding bath, with white WC and countertop wash basin.

A more recent extension to the right of the property includes a garden shed with workshop space and an attached studio, ideal for creative pursuits or potential overflow accommodation.

The property is approached via a shared private track, with a driveway leading to a spacious parking area capable of accommodating multiple vehicles. The grounds gently slope behind the home into a small area of woodland, providing a beautiful seasonal backdrop. Mature gardens wrap around the front, side, and rear of the property, predominantly laid to lawn and bordered by a variety of established shrubs and trees.

With its desirable location, generous plot, and flexible living space, 3 St. Mary's is expected to attract significant interest. Early viewing is highly recommended.

The property sits in a peaceful location above the colourful harbour town of Tobermory. The town is a popular tourist destination and provides an excellent range of dining and shopping opportunities as well as offering primary and secondary schooling, a medical centre, churches, a golf course and a distillery.



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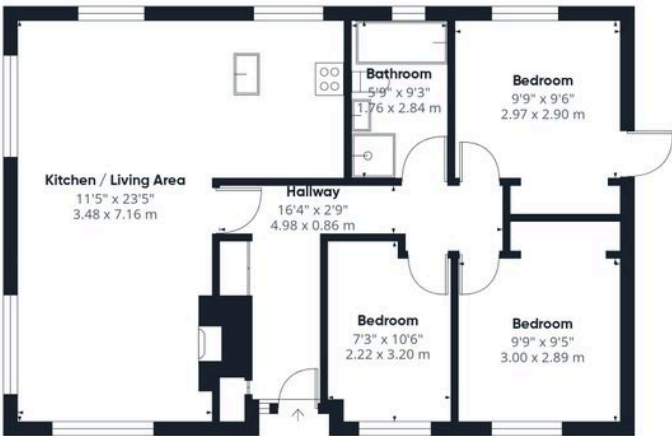
Plans

Approx. gross internal floor area
85.9 SQ M

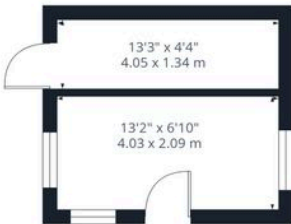
Location

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 Craignure. 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.

Mull boasts an extraordinary and diverse range of scenery, wildlife and leisure activities which brings large numbers of visitors throughout the year. In the sea surrounding Mull there are various trips provided to local puffin and seal colonies and also to Iona, and the island of Staffa where many tourists visit Fingal's Cave.



Ground Floor Building 1



Ground Floor Building 2

Approximate total area[®]
924 ft²
85.9 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.

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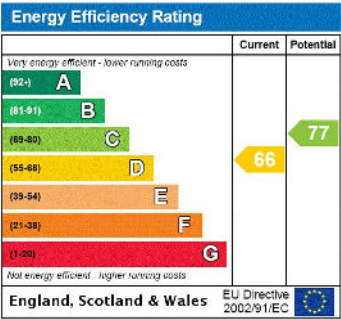
Details

Local Authority
Argyll and Bute

Council Tax
Band = E

EPC
EPC Rating = D

Property



Services & Additional Information

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

Directions

From Oban, take the Calmac ferry to the Isle of Mull, arriving in Craignure. Upon leaving the ferry, turn right and follow the road for approximately 21 miles to Tobermory. At the roundabout, stay left, crossing the bridge follow the road to the left.

Turn immediately into Rockfield Road, taking the first left following the road round for 0.1 miles then take the next left and continue for another 0.2 miles the property is on the right.

What3Words- ///motored.laces.matter

Particulars and Photographs- September 2025

Enquire



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