



Assapol House, Bunessan, Isle of Mull, Argyll and Bute, PA67 6DW
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 **Bell
Ingram**



Assapol House, Bunessan, Isle of Mull, Argyll and Bute, PA67 6DW



| Offers Over £440,000

Property Description

The property is entered from the front elevation, where the main entrance opens into a practical vestibule, also utilised as a log store. A glazed internal door leads through to a welcoming hallway. To the left, the lounge is well positioned to enjoy views across the loch through dual-aspect windows, creating a bright and inviting space. The room is heated by a large central heating radiator and features a charming log burner set within a decorative fireplace.

Also accessed from the hallway, the dining room enjoys similar views to the front and offers generous proportions, easily accommodating a large ten-seater dining table. The main hallway extends further into the property, leading to a secondary hallway. From here, two ground floor bedrooms are located to the left, both enjoying outlooks to the side and rear gardens. The larger of the two benefits from an en-suite, while a separate washroom serves this level.

A doorway from the hallway leads into a stylish fitted kitchen, which is appointed with a range of off-white cabinetry complemented by composite worktops. The kitchen flows through to a useful utility room. A door to the rear of the kitchen provides direct access to the rear courtyard and side garden.

A staircase ascends from the front hallway to a split-level landing, providing access to both the front and rear sections of the upper floor. To the front, there are two well-proportioned bedrooms, each benefiting from en-suite facilities.

To the rear, a further three bedrooms are located, all of which benefit from

en-suite facilities and enjoy attractive views across the surrounding countryside. Previously operated as a hotel, these rooms offer excellent flexibility for buyers seeking to re-establish hospitality use or create substantial guest accommodation. An additional room on this level is currently utilised as a home office. A large storage cupboard on the landing houses the hot water system and underfloor heating manifold, and a further room is also located off the rear landing area.

Externally, the property is accessed from the single-track island road by a private driveway which leads to a parking area at the side of the house. The grounds around the property extend to an area of approximately 3.24 acres, with areas laid to lawn. The land follows the contours of the hill, sloping down to the waters' edge. An area within the grounds offers scope for the development of a secondary dwelling or accommodation pods, subject to the necessary planning consents. It should be noted that Assapol House does require some modernisation in places and interested parties are advised to review the Home Report for full details of the property's condition.



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Details

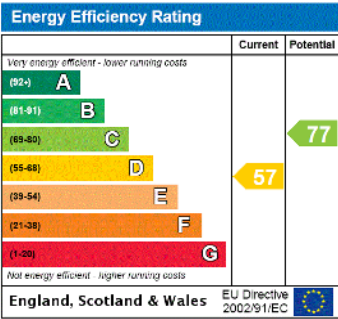
Local Authority
Argyll and Bute

Council Tax
Band = G

Tenure
Freehold

EPC
EPC Rating = D

Property



Services & Additional Information

Specifications include mains electricity, mains water, private drainage, oil fired central heating.

Directions

From the ferry terminal in Craignure, take the A849 south, following signs for Bunessen and Fionnphort. Continue for approximately 29 miles, continuing through the village of Pennyghael. Just before entering the village, take a left-hand turn, following signs for Scoor House. Continue for approximately 0.9 miles, where Assapol House is located on the right-hand side. Follow the drive in, and parking is available to the side of the property.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents.

Viewings

Strictly by appointment through the sole selling agents.

Particulars and Photographs-July 2026

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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