

The White House of Aros

Isle of Mull, Argyll



PLAY VIDEO







The White House of Aros

Isle of Mull, Argyll, PA72 6JP

A spectacular coastal estate with boathouse,
pier and salmon fishing.

Craignure 13 miles, Oban 40 minutes by ferry from Craignure, Tobermory 8.5 miles
(All distances are approximate)

The Whitehouse: 3 reception rooms, 7 bedrooms and 6 bathrooms

Contemporary Boathouse: including a 2-bedroom cottage and large boat store/games room with a panoramic sea view

Riverside House: Recently constructed eco holiday house with 3-bedrooms with views of both the river and sea

Gardener's Cottage with 3 bedrooms

West Highland Cottage: Opportunity to rebuild a new house with outbuildings on a wonderful elevated site

Walled garden, grazing and stables

Land including 10.06 acres pasture, 18.14 acres woodland, 8.51 acres rough grazing and 1.31 acres gardens

Traditional stone pier with two slipways and two moorings

About 4½ miles of salmon and sea trout fishing on the River Aros and Ledmore

Private coves and sandy beaches including 1.7km of owned foreshore

For sale as a whole

About 43.92 Acres (17.80 Ha)



Edinburgh

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Situation

The White House of Aros is situated two miles north of Salen, on the east coast of Mull. It benefits from stunning, uninterrupted views across the Sound of Mull and to the Movern and Ardnamurchan peninsulas.

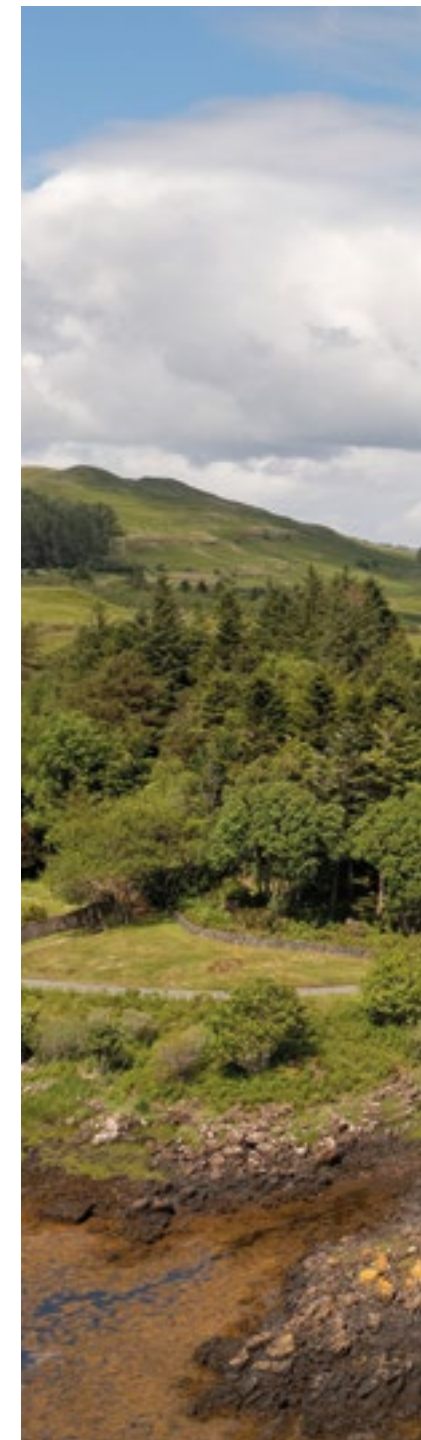
The Isle of Mull (or simply Mull; Muile in Scottish Gaelic) lies just off the west coast of Scotland and is the second largest island of the Inner Hebrides. Farming, fishing, fish farming and forestry are the major employers, and tourists are plentiful during the summer months, attracted by the sandy beaches, mountains and wildlife. With a coastline of 300 miles, the island is littered with sandy beaches and dramatic cliffs and has a mild climate ensuring that a variety of plants and native trees thrive. Mull has a mountainous core, the highest peak being Ben More with a summit height of 966m (3,169 feet).

Tobermory is the capital of Mull and is located 8½ miles away on the north eastern part of the island and has a variety of shops, restaurants, a secondary school and an attractive harbour. The nearby town of Salen has a post office, general store, doctor's surgery, hotel and restaurants. There is a community hospital at Craginure. There are also two golf courses on the island at Craginure and Tobermory.

Mull is well connected to the mainland, with regular ferry services running from Craginure to Oban (40 mins), Lochaline to Fishnish (15 mins) and Kilchoan to Tobermory (35mins).

The town of Oban is the principal commercial centre for north Argyll and the Inner Hebrides and is known as the "gateway to the isles" as well as the seafood capital of Scotland. The town has a variety of shops, supermarkets, restaurants, a hospital and mainline railway station with regular services to Glasgow and sleeper services to London.

A private airstrip is located at Glenforsa, just 3 miles away. On the mainland there is a public airport at Connell some 7 miles north of Oban. Glasgow Airport is 89 miles from Oban and provides regular flights to London and a range of national and international destinations.





The west coast is famous for its exciting sailing and the harbour at Tobermory is a popular anchorage for yachts due to the sheltered bay. The White House of Aros with its slipways, pier and moorings, is an ideal yachting and powerboating base from which to enjoy the spectacular waters of the West Coast. As well as the sport available on the estate itself, salmon fishing, stalking and shooting can be rented from the surrounding estates. Sea fishing, scuba diving, hill walking and mountain biking are all popular pursuits on the island.

The island is home to over 250 different bird species including the white-tailed sea eagle. Minke whales, porpoises, basking sharks and dolphins are among the sea life that can be found around the coastline. Otters are also seen along the foreshore and estuary.

The ruins of Aros Castle which sit on an elevated site as part of the estate, are reputed to have been visited by Robert the Bruce.

Historical Note

The White House of Aros was formerly part of the Aros Castle Estate. Aros Castle, now ruined and on the estate, was probably built by one of the MacDougall Lords of Lorn during the 13th century. It reportedly passed to the MacDonalDs in the 1300s, and during the 1400s was used as an occasional base by the Lords of the Isles.

After the suppression of the Lords of the Isles by James IV in 1493, Aros Castle passed to the Macleans of Duart. When they fell out of favour in the 1600s, Aros became a Campbell possession before falling into disuse.

The castle itself was probably no more than a huge oblong tower, about 40 feet high, but is now reduced to two of its walls and part of a third. It lies in a prominent position on the rocky headland of the White House of Aros, overlooking Salen Bay, and is a clear landmark on the northeast coastline of Mull. Before the development of Tobermory in the late 18th century, Aros formed the main centre of communication between the island and the Scottish mainland, hosting the postal service boat.

Description

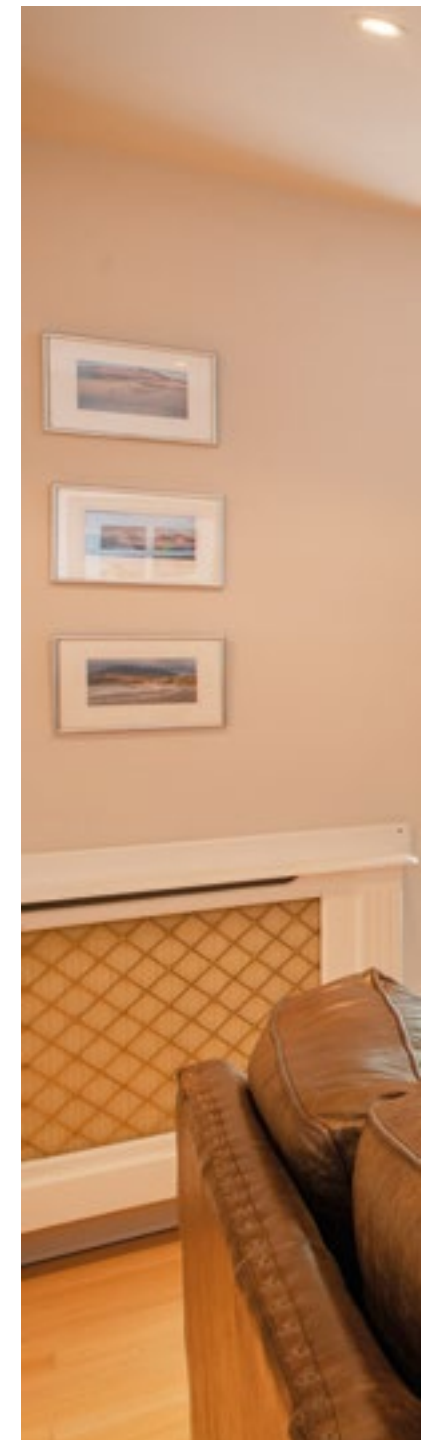
The White of Aros is a spectacular coastal estate nestled in a secluded corner of Mull with stunning panoramic views. Situated in a dramatic setting, is the attractive White House including 7 bedrooms and 6 bathrooms. Adjacent is the Gardener's cottage with 3 bedrooms. Close to the entrance driveway and overlooking the river, sits the recently constructed "eco" Riverside House with 3 bedrooms which is used as a popular holiday cottage. In addition, the contemporary Boathouse includes a 2 bedroom holiday cottage and large boat store/playroom. Adjacent to the Boathouse, there are two slipways as well as a deep anchorage for yachts just offshore with two moorings which are rented from the Crown Estate.

Situated in an elevated position West Highland Cottage, together with outbuildings, provide a wonderful opportunity to construct a replacement house (subject to the necessary planning consents). The cottage has 2 bedrooms.

The Estate also includes salmon and sea trout fishing on the River Aros and Ledmore extending to about 4½ miles in total. The river has been lightly fished in recent years and no catch records have been kept. There is also some good sea trout fishing in the estuary.

The policies at The White House of Aros extend to a total of 43.98 acres and includes 10.06 acres pasture, 18.14 acres woodland, 8.51 acres rough grazing and 7.27 acres of roads/buildings/miscellaneous. The mixed mature woodland provides both amenity and shelter. There is also an attractive walled garden lying just above the driveway. The estate includes about 1.76 kilometres of foreshore and includes a number of private bays and beaches.

Whether it is boating, fishing, wildlife or simply a private getaway, The White House of Aros offers a very unique opportunity to own a West Coast estate with excellent holiday cottage accommodation and easy access to both river and sea.





The White House of Aros

The White House of Aros is approached via a dramatic gravel driveway hugging the coastline for about ¾ mile. The house sits on a small promontory known as Rubha Ard Ealasaid. It is believed to date from the 1800s and was understood to be the original factor's house for Aros Castle Estate. The White House of Aros has magnificent views predominantly south down the Sound of Mull, and east looking towards the Movern peninsula. Many of the rooms have a view onto the water. Whilst it is a traditional property, it has been completely refurbished to a high standard throughout and well equipped for a very comfortable stay. Internal features include the drawing room with large "Jetmaster" fireplace and bay window with sea views and the study with open fireplace with similar sea views. The hallway has attractive pine woodwork with a wooden staircase to the first floor. The dining room is linked with the family kitchen by a wide opening which allows the kitchen to enjoy light and sea views. The house benefits from having two kitchens. The main dining kitchen has a sitting area complete with wood burning stove. The accommodation is laid out over two floors as follows:

Ground Floor: entrance hall, hallway, study (with open fireplace), dining room, drawing room (with jetmaster fireplace), dining kitchen with sitting area (with wood burning stove), W.C, freezer room, secondary kitchen, rear porch, rod/boot room, utility room

First Floor: landing, principal bedroom with ensuite bathroom (separate shower), three further bedroom suites, upstairs sitting room, three further bedrooms, family bathroom and family shower room.

There is a south facing patio area with a garden laid to lawn with planted borders. A short distance to the west of the house, there is a large garage (9.5m x 8.7m) with a concrete floor and a water supply. There is also timber log store.





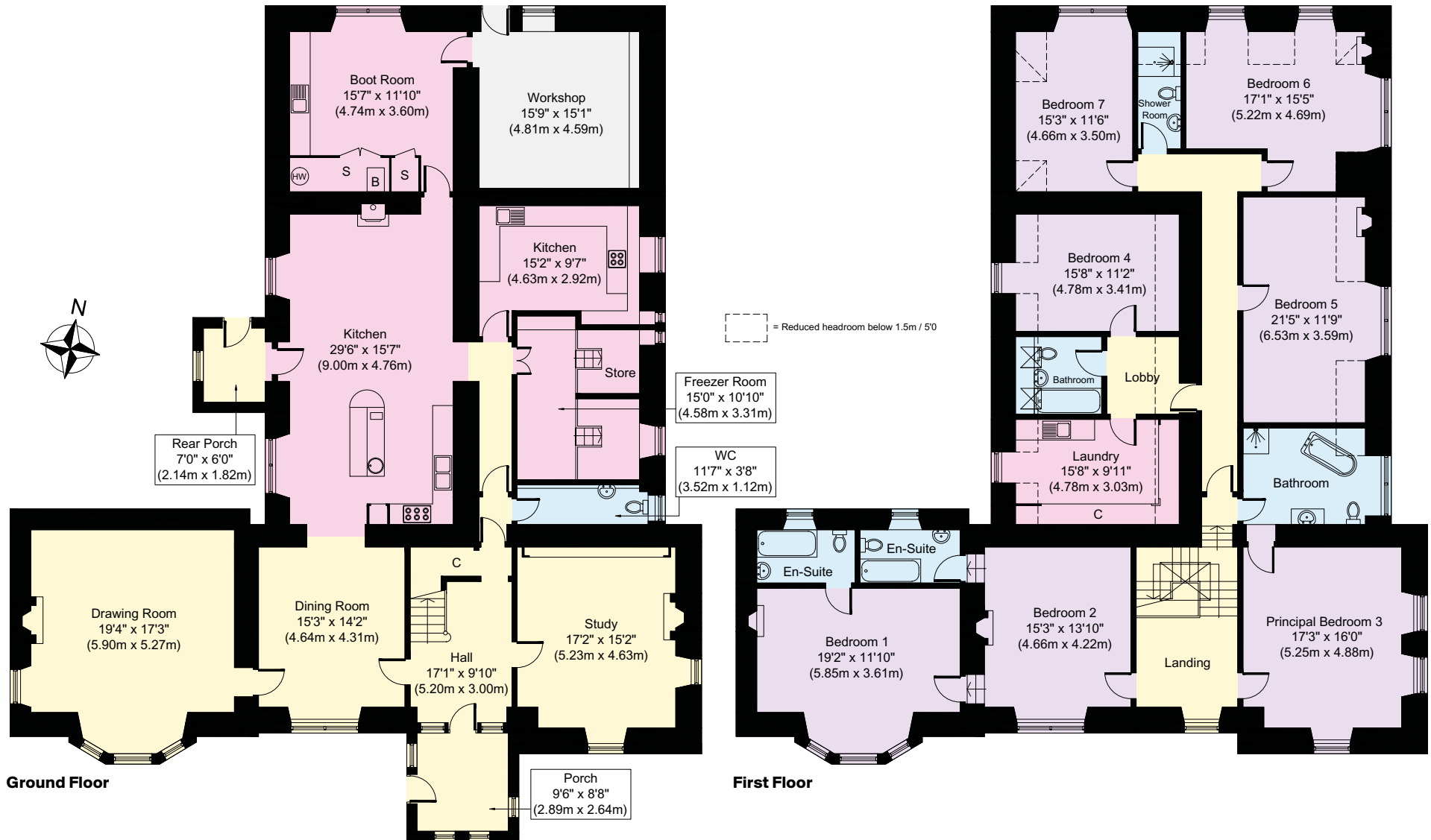


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

White House of Aros

**Approximate Gross Internal Floor Area
524.6 sq m (5647 sq. ft)**

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Gardener's Cottage

Situated to the rear of the main house, this detached timber kit house with corrugated roof comprises of a sitting room, three bedrooms, a kitchen and bathroom. It is currently let to the two estate management employees.





The Boathouse

Situated at the northern end of the estate adjacent to the old pier, this building is a unique blend of traditional and contemporary design. Constructed in 2007 and designed by Roxburgh McEwan architects in Edinburgh, the building has been carefully constructed to make maximum use of its spectacular waterfront setting. It has wonderful panoramic views towards the Sound of Mull and mainland beyond together with views overlooking the rocky shoreline, woodland and pier.

The building includes a two bedroom holiday cottage together with a large boat store/party room. The kitchen and reception rooms are on the upper gallery level with floor to ceiling glass on the outer walls capturing the changing light throughout the day, changeable weather and dramatic views. The sitting area complete with wood burning stove, opens out onto an outside balcony overlooking the sea. Otters are often spotted from here during the early morning



or early evening as they feed along the rocky shoreline.

The lower stone plinth of the building known as the hull includes the bedrooms and is complete with a travertine tile floor with under floor heating. The integral boat store has been cleverly designed and the main room acts as both an ample store for boats and equipment as well as a party room. There is also a shower, W.C, laundry and equipment store.

The full accommodation is as follows:

Ground Floor: entrance hall, store room, two bedrooms and shower room, large boat store room/playroom with mezzanine level above, shower and separate W.C

First Floor: open plan dining kitchen with sitting room (with wood burning stove), balcony.

The boathouse is used as a holiday cottage.

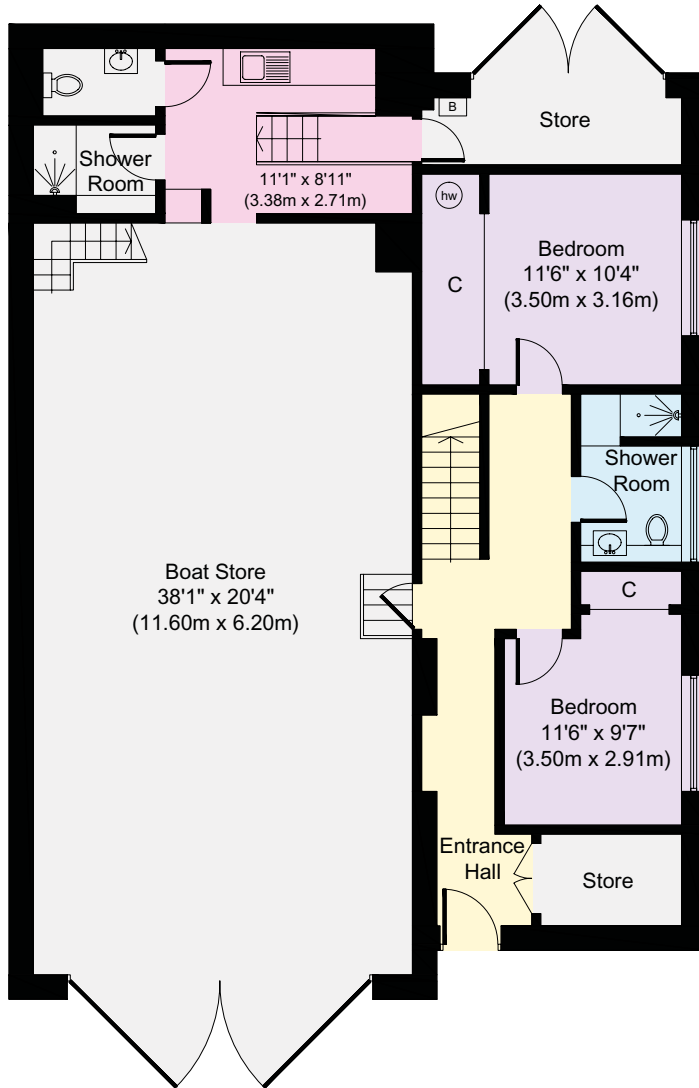




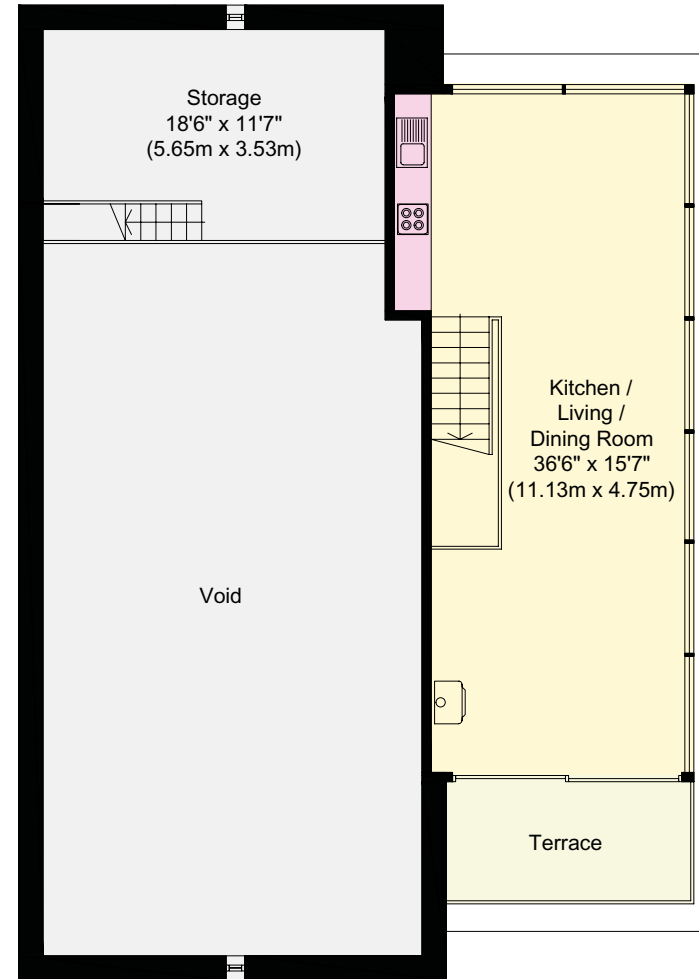
The Boathouse

Approximate Gross Internal Floor Area (Excluding Void):
222.1 sq m (2391 sq. ft)

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Ground Floor



First Floor





Riverside House

Situated close to the entrance of the estate just yards from the banks of the River Aros and views over the estuary, the architect designed “eco” house was completed in 2017.

Using Passive House principles to be ultra energy efficient, for most of the year, heat from the sunlight is used to keep the house warm without using any heating. Riverside House is of modern wooden frame construction and benefits from high ceilings, plate glass windows and airy spaces proving a contemporary and cosy feel. The accommodation is as follows:

Ground Floor: rear porch, hallway, sitting room (with wood burning stove) with study on mezzanine above, utility room, dining kitchen, bedroom with ensuite bathroom

First Floor: landing, principal bedroom with ensuite shower room and bedroom with ensuite shower room.

There is a gravel parking area to the side. There is a front and side garden laid to lawn together with a patio and seating area. The house is very energy efficient, with a fabric first energy conservation with electric secondary heating and 8 photovoltaic cells to supplement the hot water. There is also a heat recovery unit. Riverside House is used as a holiday cottage.







Riverside House

Approximate Gross Internal Floor Area
194.8 sq m (2097 sq. ft)

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West Highland Cottage

Situated in an elevated and private position, West Highland Cottage offers a wonderful development opportunity. Whilst in need of complete renovation the detached cottage comprises:

Hallway, sitting room, kitchen, two bedrooms, bathroom and loft above.

To the rear, there is a range of large stone outbuildings which also offer development opportunities subject to gaining the necessary planning consent(s). The property is set within a large private garden with wonderful elevated sea views.

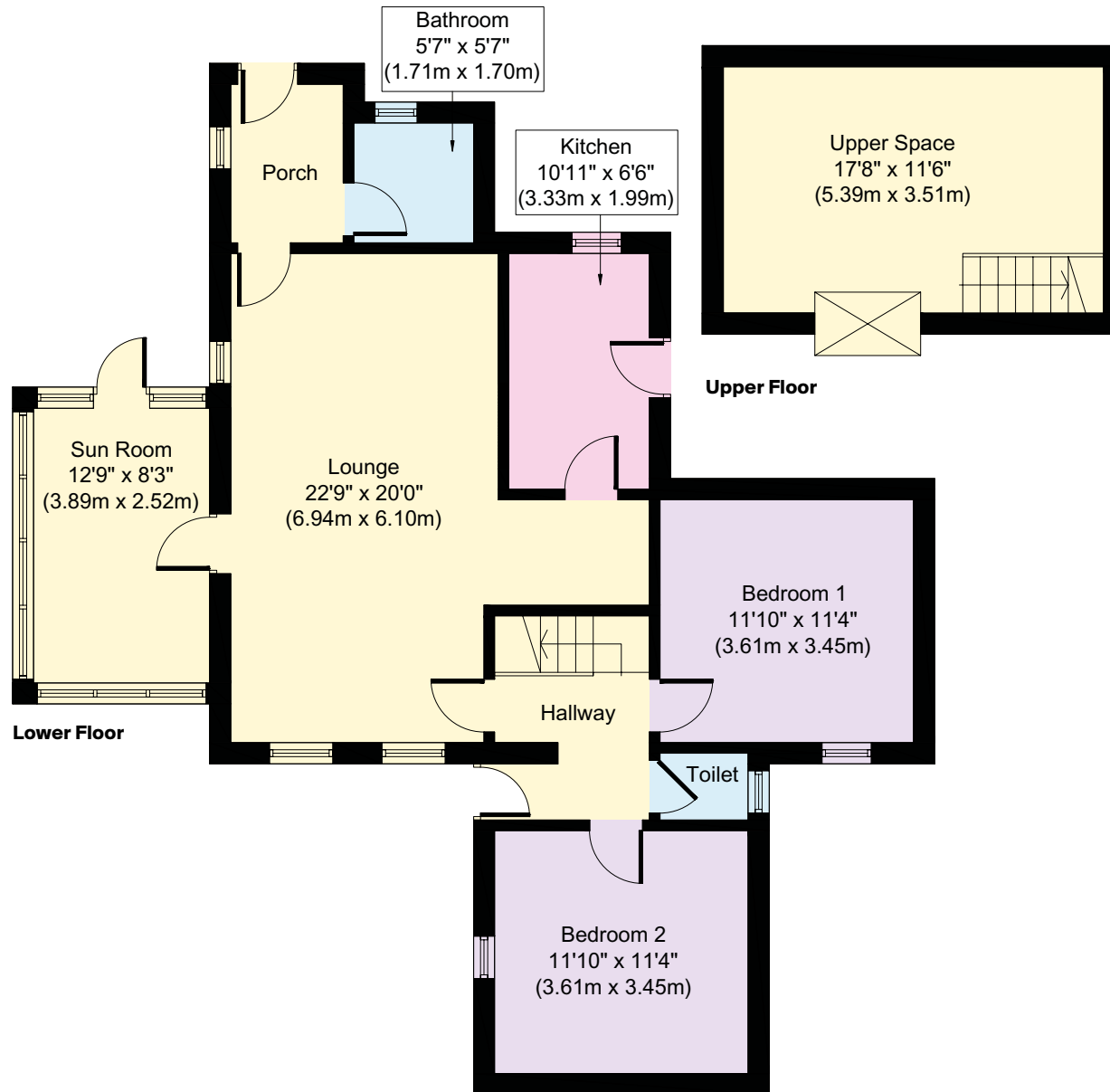
The cottage is approached off a minor road through double gates. The site also offers the opportunity to create a separate access into the heart of the estate.



West Highland Cottage

Approximate Gross Internal Floor Area
108.3 sq m (1166 sq. ft)

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Garden, policies and shoreline

The policies extend to a total of 43.98 acres and include 10.06 acres pasture, 18.14 acres woodland, 8.51 acres rough grazing, 1.31 acres gardens and 7.27 acres roads/buildings/miscellaneous. The mixed mature woodland provides a colourful backdrop including a pretty knoll of pine trees situated between the house and pier.

There is an attractive sheltered walled garden just above the driveway to the west of the main house. It includes an orchard and some vegetable beds. The grazing extends along the coastline and includes four paddocks. In the paddock beyond the walled garden there is a field shelter with two horse stalls & woodstore.

The rocky shoreline with its small private bays and beaches adds to the overall dramatic setting. The estate includes 1.76 kilometres of foreshore running from in front of Riverside House all the way round to in front of the Boathouse.









Slipways and Moorings

Adjacent to the Boathouse there are two slipways into the water. There is also deep water anchorage for yachts just offshore. In addition, there are two boat moorings which are rented from the Crown Estate, for which an annual fee of £80 per mooring is paid. The licenses will not automatically be transferred and a purchaser will be required to submit a new application to the Crown Estate.

Sporting

The estate salmon fishing comprises of the north bank of the River Aros from the river mouth by the old Aros Bridge and extends upstream to its confluence with the River Ledmore about 3½ miles upstream (see beat plan). Thereafter the north bank of the River Ledmore is owned for about a further ½ mile.

The River Aros extends for about 5 miles in total, and is an idyllic spate river. It rises from a series of burns, flows through the attractive Glen Aros down to the estuary mouth. The fishing season on the Aros runs from the 11th February until the end of October. With good rainfall, the river can produce a run of sea trout in late June and salmon will run from during late June, July, August and sometimes in October, particularly if there has been little rainfall in the previous months.

There are 22 named pools (see beat plan) and the river is split into an upper and lower beat. The estate has the right to fish 2 rods. The owners of the White House of Aros have been able to enjoy double bank fishing rights since 2009 by renting the opposite bank of fishing from the neighbouring estates. The river is divided into 2 beats of a mile each, which alternate as the upper and lower beats every second day.

The fishings have only been lightly fished in recent years and it has typically been family and guests who have fished the river in recent history. Daily permits can be obtained on the island for those who want to rent fishing for the day. An electro fishing survey was carried out in the river last year by SEPA showing a healthy number of fish in the river.

From 1996 only informal records of the catches have been kept. This shows 20 salmon in 2007 and 22 salmon in 2008. In 1911, a salmon weighing 45lbs which became known as the Mull Salmon was caught on the River Aros by James Greenhill of Edinburgh.

The Estate has rough shooting for woodcock and snipe, together with wildfowling, along the river, estuary and foreshore.

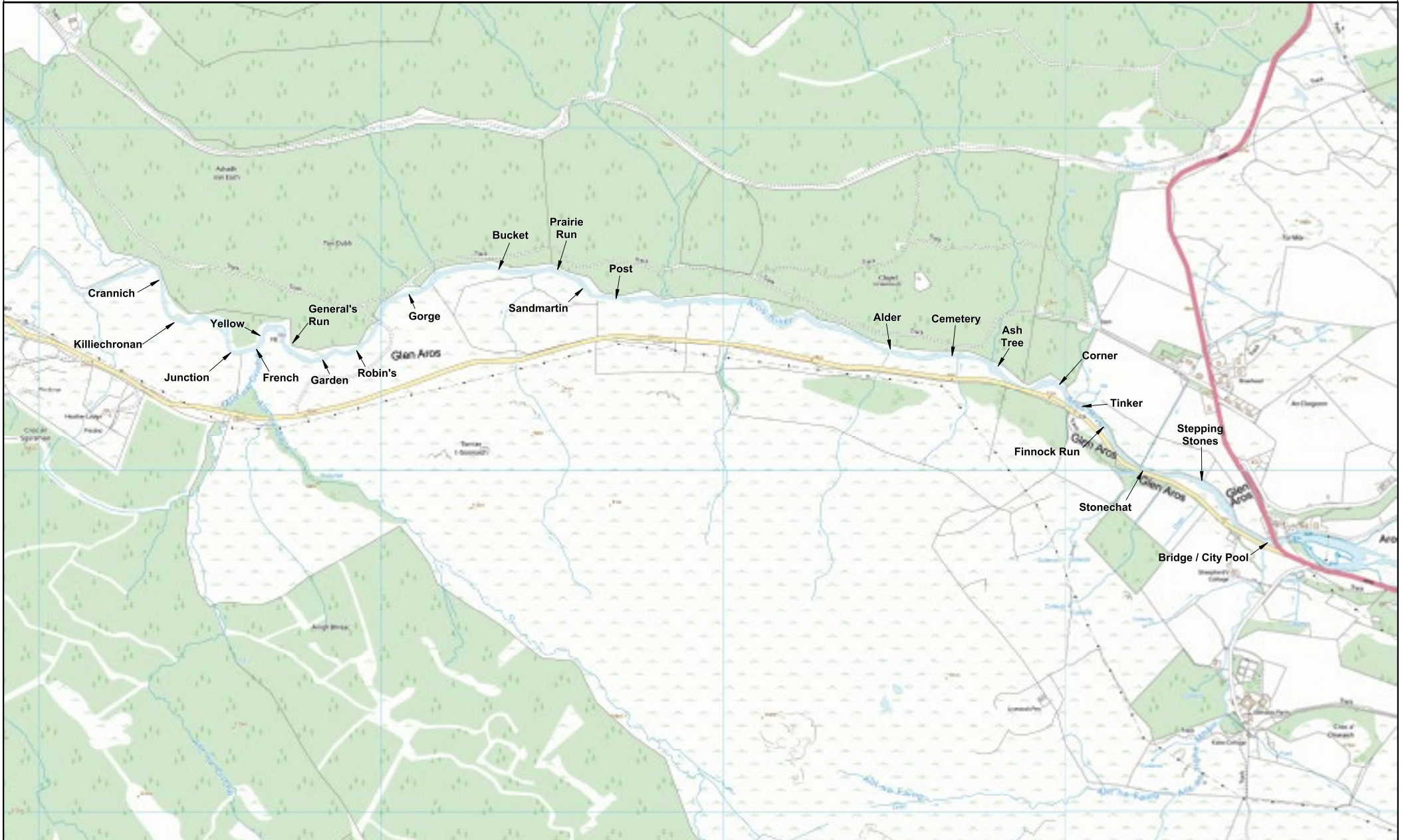
With easy access to launch a boat to the sea, there are plenty of good sea fishing spots to access around the island with catches of lobster, crab, mackerel, cod and pollock during the summer months.



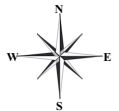




The White House of Aros - Fishing Beats



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Date: 19:05:20
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 Plan Ref:

Title: **The White House of Aros - Fishing Beats**

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Renewable Energy System

The photovoltaic cells at Riverside House receive an income through the Feed-in tariff (FIT). This contract will be transferred to the purchaser.

Estate Water Supply

Three of the estate houses are supplied by a private water supply located on neighbouring ground. The water supply for Riverside House is from a spring on the estate. The water supplies are double filtered with UV and PH correction filters. There are up-to-date water test certificates for 2022.

Employees

There are two full time employees managing the estate maintenance and the holiday let business who occupy the Gardener's Cottage on a Service Occupancy basis.

Entry

Entry is available by arrangement with the seller.

Sporting Rights

The sporting rights are in-hand.

Timber and Minerals

All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.

Clawback Provision

There is a clawback provision in place until 2033 on 0.81 acres of ground near Aros Castle. If planning permission is obtained to develop this area and it is then developed or sold then 75% of the sale price or market value (whichever is higher) is to be paid to the previous owner.





This is under deduction of £30,000 and all costs/expenses incurred on obtaining the planning permission and the development/sale of the property.

Residential Schedule

Property	Occupancy	Services	Council Tax/ Rating	EPC Rating
The White House	Owner Occupied/Holiday Let	Oil-fired central heating, private filtered water supply and shared private drainage	H	E
Gardener's Cottage	Service Occupancy	Oil-fired central heating, private filtered water supply and shared private drainage	C	E
The Boathouse	Holiday Let/Boat Store	Oil-fired central heating, part underfloor heating, private filtered water supply and private drainage	£2,800	70
Riverside House	Holiday Let	Fabric first energy conservation with electric secondary heating and 8 photovoltaic cells for hot water, private filtered water supply and private drainage	£3,000	B
West Highland Cottage	Derelict	Private water supply and private drainage	E	-

Household Contents

The fitted carpets and curtains in the main house are included in the sale. Additional items of furniture within the main house may be available by separate and additional negotiation. The contents of the holiday cottages are also included in the sale.

Estate Machinery and Equipment

There is a selection of machinery and equipment which may be made available to a buyer at separate and additional price. An inventory is available on request.

Rights of Access and Title Conditions

- 1) Three cottages (Keeper's, Heriot and Grianan) have vehicular access over the first part of the estate drive subject to payment of a contribution towards maintenance.
- 2) The White House of Aros, including Riverside House, Gardener's Cottage and The Boathouse, has a right of access over the short section of roadway from the A848 to the entrance gates at Heriot Cottage, subject to a share of maintenance. The gates themselves are owned by Heriot Cottage.
- 3) Right of servitude for the estate water supply located on neighbouring land.
- 4) There is a waymarked circular walk to Aros Castle for the benefit of the public.

Health and Safety

Given the hazards of an estate we ask you to be as vigilant as possible when making your inspections, for your own personal safety.

Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel 0131 222 9600).

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank / funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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