Garmony House
Craignure, Isle of Mull, Argyll
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Craignure, Isle of Mull, Argyll, PA65 6BA

A lovely Georgian family home with outbuildings, grazing land and wonderful coastal views.

Craignure 4 ½ miles, Oban 40 minutes by ferry from Craignure
(All distances and times are approximate)

Ground Floor
Entrance hall | Hallway | Drawing room | Dining room | W.C | Snug/study | Kitchen | Utility room | Rear porch | W.C

First Floor
Landing | Principal bedroom with ensuite bathroom | Five further bedrooms | Two family bathrooms

Enclosed front garden laid to lawn with gravel parking area

Range of traditional and modern outbuildings with previous consent for residential development

Grazing land extending to 12.61 acres

Wonderful elevated views over the Sound of Mull

For sale as a whole
About 13.36 Acres (5.41 Ha)

Edinburgh
80 Queen Street, Edinburgh
EH2 4NF
Tel: 0131 222 9600
edinburgh@knightfrank.com
knightfrank.co.uk
Situation

Garmony House sits in an elevated position with uninterrupted views over the Sound of Mull and yet only 4½ miles from Craignure.

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).

The nearby town of Salen (8 miles) has a post office, general store, doctor’s surgery, hotel and restaurants. There is a community hospital at Craignure. There are also two golf courses on the island at Craignure and Tobermory. Tobermory is the capital of Mull and is located 17½ miles away on the north eastern part of the island and has a variety of shops, restaurants, a secondary school and an attractive harbour.
Mull is well connected to the mainland, with regular ferry services running from Craignure to Oban (40 mins), Fishnish to Lochaline (15 mins) and Kilchoan to Tobermory (35 mins).

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.

Sailing, sea fishing, scuba diving, hill walking and mountain biking are all popular pursuits on the island, salmon fishing, stalking and shooting can be rented from the surrounding estates.

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.

Description

Garmony House sits in a private and elevated position with lovely coastal views. The attractive Georgian house includes 3 reception rooms, 6 bedrooms and 3 bathrooms. There is a garden area extending to about 0.75 acres to the front and side together with some amenity woodland. To the rear there is a range of traditional and modern farm buildings. Garmony also includes an area of grazing and extends to 12.61 acres in total. A planning pre-application was submitted to the local planning authorities to create two self-catered cottages.

Garmony offers a wonderful opportunity to a buyer as a small holding, family home or holiday let with potential development opportunities.
Garmony House

Garmony House is well set back from the main road and is approached via a farm access track offering complete privacy. On approaching the house, there are entrance gates with a gravelled parking area to the front and side.

The property is understood to have originally been a cottage dating back to the 16th century and was subsequently enlarged during the Georgian era. The house benefits from many period features including decorative cornicing and well-proportioned rooms and sash-and-case windows to take in the wonderful scenic views. The kitchen has an Aga and both the receptions rooms to the front of the house (drawing room and dining room) have open fireplaces. Benefiting from oil-fired central heating, the accommodation is laid out over two storeys as follows:

**Ground floor:** entrance hall, hallway, drawing room (with open fireplace), dining room (with open fireplace), W.C, snug/study (with open fireplace), kitchen with Aga, utility room, rear porch, and W.C.

**First floor:** landing, principal bedroom with ensuite bathroom, five further bedrooms and two family bathrooms.

There is a front and side garden laid to lawn with some woodland on the boundary.
Approximate Gross Internal Floor Area
3,039 sq ft / 282.4 sq m

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.
Outbuildings
Situated to the rear there are two outbuildings as follows:

- **Nissen Hut**: Corrugated roof and walls with concrete floor
- **Stone Byre**: Over two storeys, stone and slate construction

A planning pre-application was submitted to create two self-catered holiday cottages and received a positive response.

Paddocks
In addition to the immediate garden area, there are paddocks of grazing situated on either side of the driveway extending to about 12.61 acres of pasture and rough grazing.
Residential Schedule

<table>
<thead>
<tr>
<th>Property</th>
<th>Occupancy</th>
<th>Services</th>
<th>Council Tax/Rating</th>
<th>EPC Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garmony House</td>
<td>Vacant</td>
<td>Oil-fired central heating, private filtered water supply and private drainage</td>
<td>G</td>
<td>F</td>
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</tbody>
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Directions
From Craignure, continue north on the A849 towards Salen. After approximately 4 miles turn left at the rugby club. At the top of the road turn left and after 100 yards, turn right over the cattle grid before the bridge and continue up the private road for about 0.25 miles. There is a steel gate across the road. Once through this you are on the property. There is another gate 300 yards further up the private road on the left hand side that leads you in front of the house to the front door.

Solicitors
J & H Mitchell Solicitors
51 Atholl Road
Pitlochry
PH16 5BU
Tel: 01796 472606
Email: paul.keith@hmitchell.co.uk

Local Authority
Argyll & Bute Council
Kilmory House
Lochgilphead
Argyll
PA32 8XW
Tel: 01546 605522

Water Supply
The house is supplied by private supply from a burn.

Entry
Entry is available by arrangement with the seller.

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

Household Contents
The fitted carpets and curtains in the main house are included in the sale.

Rights of Access & Title Conditions
There is a right of vehicular access over the access track to reach Garmony House. There is a right of servitude over the adjoining property to access the water supply. There is a right of access across the Garmony paddocks in favour of a 3rd party for agricultural purposes only.

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.