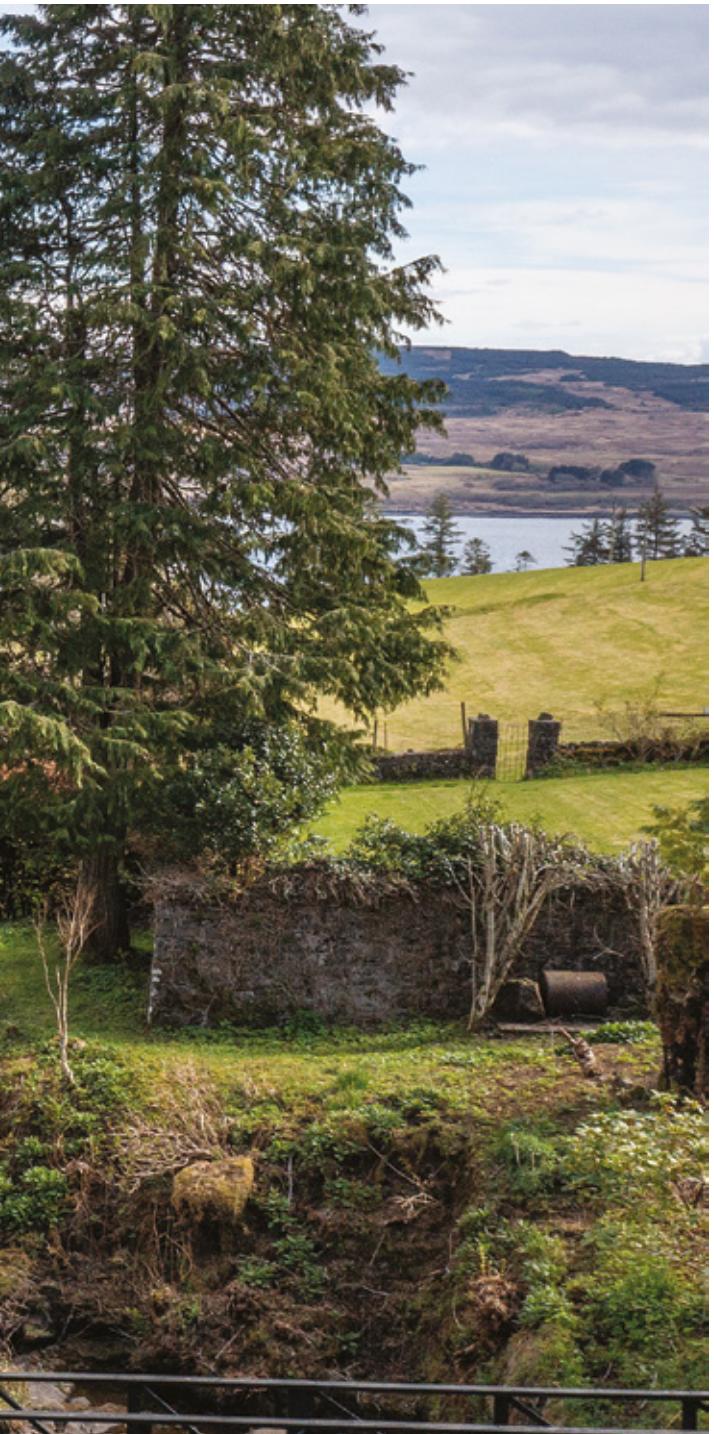




The Steadings

Tiroran, Isle of Mull, Argyll





The Steadings

Tiroran, Isle of Mull, Argyll, PA69 6ES

A beautifully presented house with holiday cottage, building plot with gardens and coastal views overlooking Loch Scridain.

Craignure 22 miles, Tobermory 27 miles, Oban 40 minutes by ferry from Craignure
(All distances and times are approximate)

Ground floor: entrance porch | hallway | utility room | large dining kitchen with aga
drawing room with wood burner | study area | bedroom with ensuite bathroom | cloakroom with W.C.

First floor: principal bedroom with ensuite bathroom | family bathroom | two further bedrooms
bedroom with ensuite bathroom

Self-contained holiday cottage (Old Byre) with three bedrooms providing an attractive income

Plot with previous planning consent for the conversion of the ormer saw mill building to a residential dwelling

Large former gallery/café | Detached garage & workshop
Greenhouse and other various general purpose outbuildings

Mature gardens with planted borders and lawn | Patio area | Attractive burn | Amenity woodland

For sale as a whole

About 3.40 Acres



Edinburgh
80 Queen Street, Edinburgh
EH2 4NF

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knightfrank.co.uk

Situation

The Steadings is situated in a spectacular elevated position on the Ardmeaneach Peninsula facing south over Loch Scridain.

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).

For local amenities, there is a general store and post office approximately 4 miles away at Pennyghael. There is also a farm shop and take away café next door at Tiroran House. A more extensive range of services can be found at Craignure, Salen, Bunessan and Tobermory. There is a community hospital at Craignure. There are also two golf courses on the island at Craignure and Tobermory.

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 (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, M &S and several 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 18 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 Ardmeanach Peninsula gives immediate access to some of Mull's wildest and most spectacular scenery and provides some interesting walking and climbing, as well as immediate access to Loch Scridain. The loch allows access to the many islands along the West Coast and of particular beauty and significance are those of Iona, Ulva and Staffa, which is famous for Fingal's Cave and consequently the music of Mendelssohn.

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

The Steadings at Tioran are situated in an elevated position with fabulous southerly coastal views. The converted steading comprises of the main house which has 2 principal reception rooms, 4 bedrooms and 4 bathrooms. Adjoining this is a holiday cottage which includes 2 reception rooms, 3 bedrooms and 2 bathrooms. The remainder of the steading includes a former café/games room and stores which has a multitude of uses going forward. In addition there is also a plot awaiting renewal for planning consent to build a new house. The Steadings also has a lovely patio area. The gardens include planted borders and a bridge leading over an attractive burn across to an area of lawn together with a walled garden. To the north of the property there is a block of mixed woodland rising up from the road. The policies extend to 3.40 acres in total.



The Steadings

The Steadings has a wonderful approach via a minor public road going around the north shores of Loch Scridain with uninterrupted views across the loch. The property sits in an elevated and private position with spectacular and uninterrupted views across to Loch Scridain. The Steadings, understood to date back to the 18th century, have been beautifully refurbished to a very high standard by the current owners to create a wonderful family house, together with an adjoining cottage used as a holiday let. Internal features include the wonderful large dining kitchen with aga, long island as well as the impressive double height drawing room with wood burning stove.





Benefiting from oil-fired central heating, the accommodation is over two storeys as follows:

Ground floor: entrance porch, cloakroom with W.C., hallway, utility room, dining kitchen with aga, study area, bedroom with ensuite bathroom and drawing room (with wood burning stove).

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



Connected to the house but with a separate entrance the cottage, known as the Old Byre, has been refurbished to create a wonderful holiday cottage. The accommodation is as follows:

Ground floor: shower room with W.C., dining kitchen (with wood burner) and sitting room

First floor: three bedrooms and a family bathroom.

The Old Byre which could form part of the main house, or used as a guest annexe has been used as a holiday let by the current owners. The cottage is let for typically up to 44 weeks per annum directly with the owners.



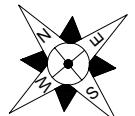
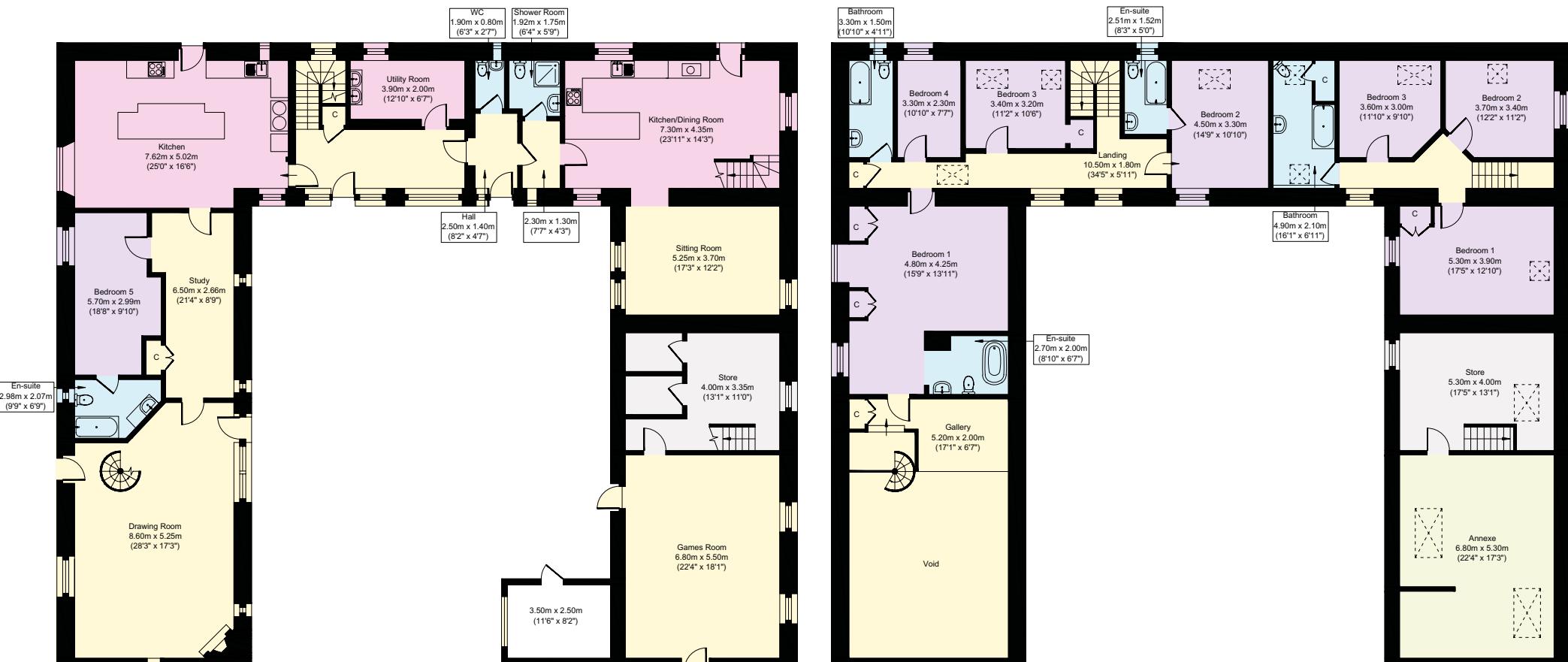
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area

558.82 sq m (6015 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.



Plot

Planning consent was given for the conversion of the former saw mill building to a residential dwelling. The consent is awaiting a decision for renewal which should be agreed shortly. There is a right of vehicular access over the track to the north of the Steadings to get to the plot.



Gardens and Woodland

The gardens and grounds which extend about 3.40 acres are a particular feature. The sheltered and southerly aspect of the property creates a microclimate. Doors lead out from the kitchen to a wonderful patio with seating area to take in the views. There is a terrace around the attractive burn and a bridge which leads over it to the Walled garden with a greenhouse. On the other side of the entrance driveway, there is a block of mixed mature woodland.





Outbuildings

Outbuildings include a garage, workshop, wood store, two sheds, greenhouse and a disused sawmill (the plot).

Residential Schedule

| Property | Occupancy | Services | Council Tax/ Rating | EPC Rating |
|---------------|-------------|---|------------------------|------------|
| The Steadings | Vacant | Oil-fired central heating, private filtered water supply and private drainage | F | F |
| Old Byre | Holiday let | Oil-fired central heating, private filtered water supply and private drainage | - | - |

Directions

From arrival at Craignure off the Oban ferry, turn left onto the A849. Continue on this road for approximately 17 miles before taking a right turn onto the B8035 at the head of Loch Scridain. Continue on this road around the northern perimeter of the loch. After a short while the main road forks, keep left at this fork and continue around the water's edge. Continue past both sets of gates for Tiroran House before reaching the gates to The Steadings after about 800m.

Solicitors

John Jackson & Dick Solicitors
48-50 Cadzow Street
Hamilton
ML3 6DT
Tel: 01698 281747
Email: jfindlay@jacksondicklaw.com

Local Authority

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

Water Supply

The house is supplied by a private supply off the burn and is filtered.

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. The contents of the holiday cottage may be available by separate negotiation.

Rights of Access and Title Conditions

There is a right of vehicular access over the section of track owned by The Steadings in favour of third parties.

The owner of the Steadings will have a right of access over the neighbouring section of track to access the plot (see sale plan).

Viewing

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

Services

The Steadings is served by satellite, broadband and 4G phone coverage.

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.

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2021. Photographs dated April 2021. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com.



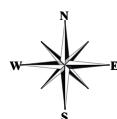
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Tiroran Steadings



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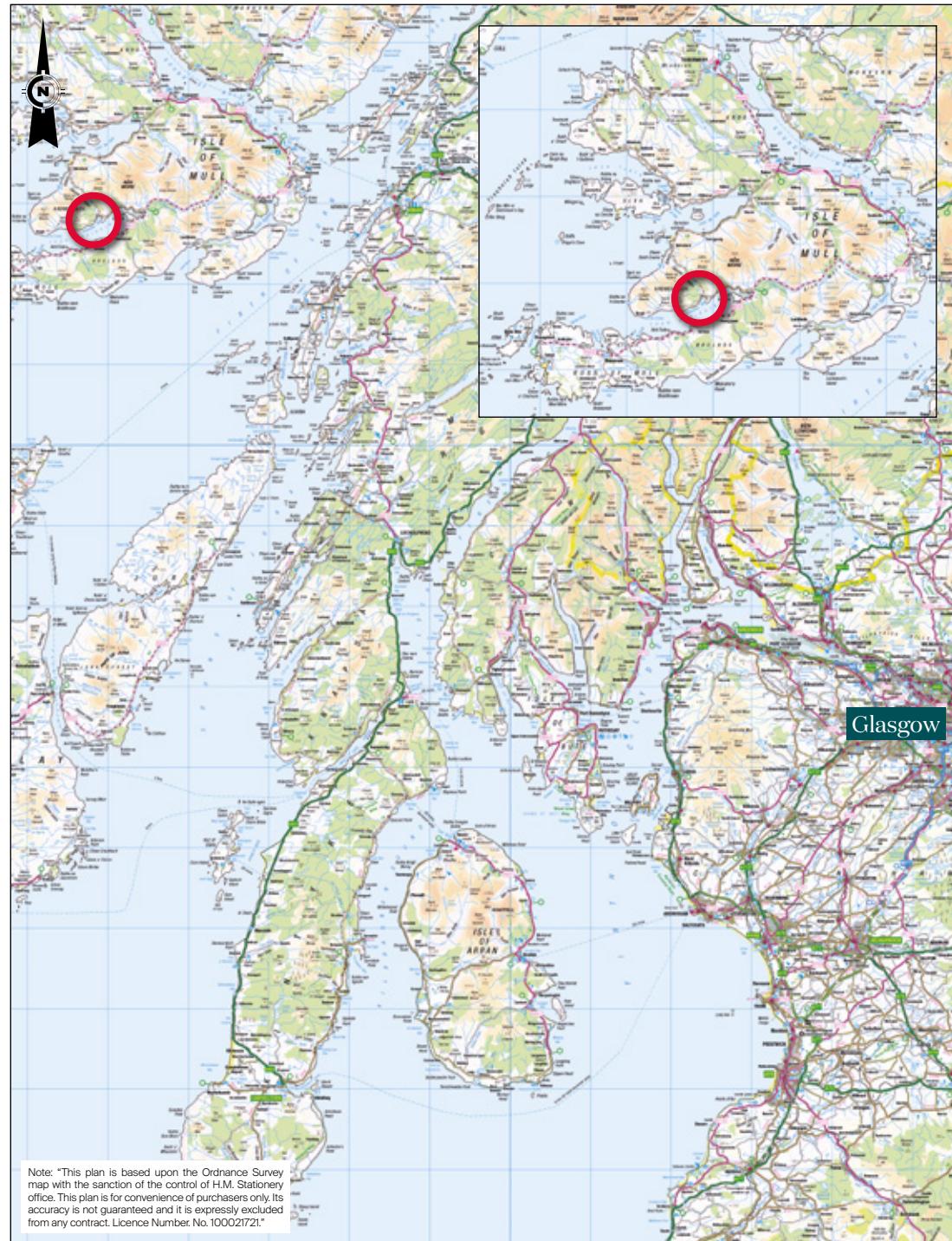
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Title: Tiroran Steadings





 Knight
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