

# KINLOCH CASTLE

ISLE OF RUM • SMALL ISLES • INNER HEBRIDES

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# KINLOCH CASTLE

ISLE OF RUM • SMALL ISLES • INNER HEBRIDES

Inverness 105 miles, Glasgow 152 miles, Edinburgh 185 miles  
(All distances are to Mallaig Ferry Terminal, are approximate  
and taken from Google Maps)

An opportunity to restore a  
magnificent Edwardian castle in  
a dramatic island setting

Category A Listed Edwardian castle with 7 principal  
reception rooms and 20 bedrooms.

Exceptional original interiors including ballroom,  
library, and mechanical orchestra.

Historic walled garden with redevelopment potential.

Formal terraces, ornamental gardens, and woodland walks.

Rare opportunity to restore one of Scotland's  
most iconic island residences.

Located on the Isle of Rum with abundant wildlife and scenic beauty.

Accessible by regular ferry service from Mallaig.

**ABOUT 18 ACRES (7 HECTARES) IN TOTAL  
FOR SALE AS A WHOLE**



#### Savills

Wemyss House, 8 Wemyss Place  
Edinburgh EH3 6DH  
Tel: +44 (0)131 247 3720  
Email: [edinburghrural@savills.com](mailto:edinburghrural@savills.com)

163 West George Street  
Glasgow, G2 2JJ  
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## SITUATION

Kinloch Castle commands a dramatic position on the eastern shore of the Isle of Rum, the largest of the Small Isles in the Inner Hebrides. The castle enjoys a unique island setting, overlooking the tranquil waters of Loch Scresort, with a backdrop of rugged Rum Cuillin rising behind.

Rum's story stretches back millennia. From Stone Age visitors and Neolithic farmers to Norse settlers and the powerful Lords of the Isles, each era has left its mark on the island's culture. Followed by small, scattered communities who sustained themselves through crofting and fishing, until the Highland Clearances in the 1820s.

In 1845, Rum was purchased as a private sporting estate. By the late 19th century, it became the domain of the Bullough family who commissioned Kinloch Castle and transformed the island into a luxurious retreat.

Today, the island itself offers a haven for those seeking nature, history, and an escape from city life. Most of Rum is designated as a National Nature Reserve, managed by NatureScot in collaboration with the local community. The island is home to a rich diversity of wildlife, including red deer, golden eagles, and a globally significant population of Manx shearwaters. Conservation efforts continue to restore native woodland and protect rare habitats.

Rum is accessible by ferry from Mallaig, with a scenic 90-minute crossing operated by Caledonian MacBrayne. The island is car-free, inviting exploration on foot or by bike, with trails leading through the wild landscape and past historic sites. Kinloch village, a short walk from the castle, offers a visitor centre, post office, and seasonal accommodation.

The island's small but vibrant community of around 40 residents plays an active role in managing Rum's future. The Isle of Rum Community Trust owns and manages Kinloch village and parts of Kinloch Glen, supporting new crofts and local businesses.



## THE HISTORY OF KINLOCH CASTLE

Kinloch Castle is one of Scotland's most extraordinary examples of Edwardian architecture and innovation.

George Bullough inherited the Isle of Rum at the age of 21, following the death of his father, John Bullough, who had purchased the island in 1888. Heir to a vast textile machinery fortune, he commissioned the castle which was designed as a grand summer residence inspired by his travels and elite upbringing.

Construction of Kinloch Castle began in the late 1890s under the direction of architects Leeming and Leeming. Built from red sandstone imported from Arran, the project transformed into a four-square, turreted mansion with a glass-roofed veranda designed for promenading in poor weather. Over 300 craftsmen laboured for more than three years to complete the castle. Every element, from intricately carved wood panelling to bespoke staircases and balustrades, was crafted on site to the highest standards.

The castle cost an estimated £250,000 (equivalent to tens of millions today). It was a marvel of its time, incorporating cutting-edge technology rarely seen even in urban settings. It featured electric lighting powered by a water turbine, central heating from a coal-fired boiler, double glazing, air circulation systems, and one of Scotland's earliest private telephone networks. Bathrooms display advanced plumbing, and a hydraulic lift connected the floors.

The interiors were extravagant, furnished with European hardwoods, imported marble, and exotic artefacts collected during George's travels. The gardens and grounds mirrored the indulgence, boasting formal gardens, a Japanese garden, a bowling green, a nine-hole golf course, and hothouses cultivating grapes, peaches, and nectarines. Exotic animals including hummingbirds, turtles and reportedly alligators were introduced. Though the latter are believed to have been removed after disrupting the comfort of guests.

In 1903, George married Monique Lilly, a glamorous socialite and divorcee, at Kinloch Castle. Her influence brought a new level of elegance to the house. Additional guest rooms were added in 1911

to accommodate the influx of high-profile visitors during the stalking season, which included politicians, industrialists, and stars of the stage. For a time, Kinloch Castle was a hub for Edwardian high society.

That golden age came to an abrupt end with the outbreak of World War I. George was appointed to a military post, and many of Rum's able-bodied staff were sent to the front, of which only two returned. After the war, the Bulloughs visited less frequently, and the castle began to decline.

George Bullough died in 1939 and although Lady Monica made occasional visits the castle never regained its former splendour. During World War II and the years that followed, the island was let for sheep grazing, and in 1957 it was sold to the Nature Conservancy, now known as NatureScot.

The Kinloch Castle Friends Association was founded in 1996 to advocate the castles preservation and explore restoration options. A proportion of the castle operated as a hostel and in 2003 the castle featured in a BBC Restoration series. The hostel closed in 2015, and the castle is no longer in frequent use, although regular maintenance works have been ongoing.

Today, Kinloch Castle stands as a poignant reminder of a bygone era.



## DESCRIPTION

Kinloch Castle and its surrounding grounds, extend to approximately 18 acres. The castle is a Category A listed building approached via a tree-lined avenue from the Kinloch pier, set within formal gardens and parkland, with views across Loch Scresort and the surrounding hills.

Internally, Kinloch Castle retains many of its original features, including elaborate wood panelling, stained glass, and a rare orchestrion. The principal reception rooms are located on the ground floor and consist of a galleried grand hall, drawing room, dining room, billiard and smoking room, sitting room, ballroom and library, all of which retain the grandeur and craftsmanship of the period.

The upper floors contain bedrooms and former staff quarters, many of which offer panoramic views of the island and sea.

## KINLOCH CASTLE

Approached via a coastal path from Kinloch Pier, the A listed red sandstone castle stands in front of Loch Scresort, surrounded by gardens, grounds, and woodland.

The principal entrance is accessed via a broad stone staircase and arcaded verandas. The galleried grand hall features large, mullioned bay windows, original wooden panelling and a balustraded gallery above. Under the Jacobean staircase lies a rare orchestrion – an electrically powered mechanical orchestra, one of only three ever made by Imhoff and Mukle of Germany.

The ground floor features a number of richly appointed reception rooms each retaining period features such as stained glass, ornate ceilings, and carved fireplaces.

The dining room, panelled in polished mahogany, retains original stateliness, while the smoking and billiard room offer a glimpse into its social past. Lady Monica's Drawing Room, framed by classical pilasters and Adam-style fireplaces, leads to the Empire Room, once the library and later her private retreat. The ballroom with a sprung floor, minstrels' gallery, hidden drinks pantry and silk wall hangings, was designed for privacy and elegance, its high windows shielding guests from the courtyards view. The



library is located at the end of the hall and was originally George Bullough's Business Room.

The floor above has a series of bedrooms and bathrooms. The most notable is Lady Monica's suite complete with a dressing room, en-suite and views over Loch Scresort. The castle features Victorian bathrooms with rare multi-function shower cabinets from Shanks of Barrhead, described as an upright jacuzzi with seven settings.

The uppermost level accommodates former staff quarters and service areas. Furthermore, there are several useful rooms and cellars used for storage located in the basement.

The floorplans provide detail of the full layout of the accommodation set out over four floors, including the basement.

## CONTENTS

The contents in Kinloch Castle are a reflection of Sir George Bullough's global travels and lavish taste. Between 1892 and 1895, he amassed an eclectic collection of treasures, most of which remain in the castle today. The galleried grand hall displays portraits of Sir George and Lady Monica, George's painted by Hugh Riviere for his 40th birthday. In addition, there is a 1900 Steinway grand piano, Japanese lacquer cabinets, Indian brass tables, and towering incense burners adorned with dragons and eagles. The dining room incorporates crystal candelabras and Chippendale style chairs, while Lady Monica's drawing room features silk wall hangings and a rare 18th century lantern clock.

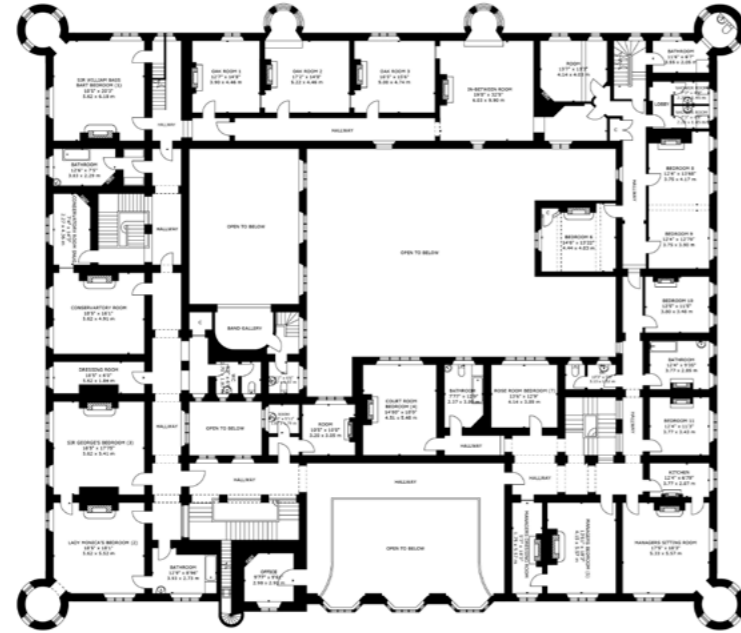
Every room tells a story, from the Empire Rooms Napoleonic engravings to the library's leather-bound travel journals and horse racing memorabilia. Even the guest bedrooms with their oak panelled four poster beds reflect the castles blend of comfort and opulence. Kinloch is more than a previous home; it serves as a living museum.

The contents are included in the sale and a full list of items are available from the sales agents.

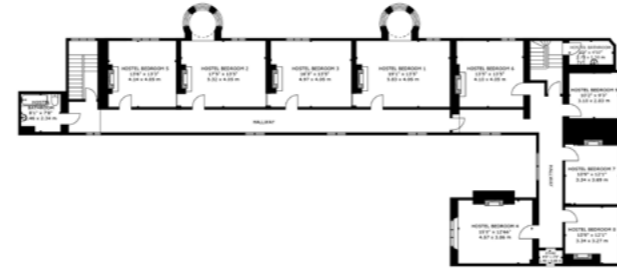
FLOORPLAN



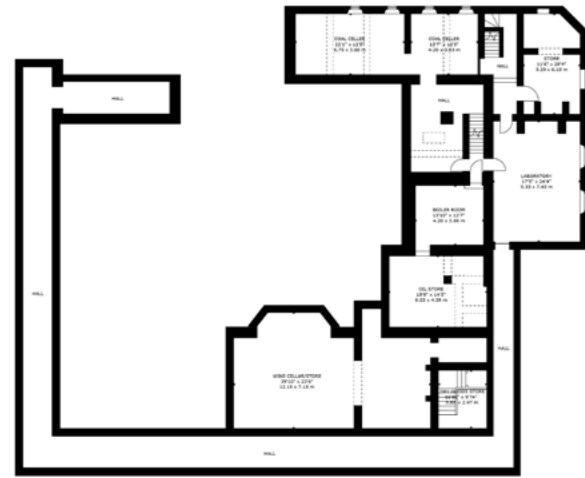
KINLOCH CASTLE, ISLE OF RUM  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 30,979 SQ FT / 2,878 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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FIRST FLOOR



SECOND FLOOR



BASEMENT



GROUND FLOOR





## GARDENS & GROUNDS

The grounds of Kinloch Castle are included in the Inventory of Gardens and Designed Landscapes in Scotland. The gardens were laid out with great care and expense, with over 250,000 tons of topsoil imported to create fertile planting beds and lawns.

Located to the rear of the castle and partially enclosed by mature woodland, the walled garden was once a centre of productivity and display. It housed extensive glasshouses and even a palm house. Though now overgrown the garden retains the original walls and layout, offering significant potential for restoration. It could be revived as a working kitchen garden or adapted for use as an events space or accommodation, subject to the necessary consents.

To the south of the castle, formal terraces descend toward the loch, interspersed with ornamental urns, statuary, and exotic plantings. A Japanese garden and a bowling green once formed part of the estate's leisure landscape, while a small golf course and squash court catered to more active pursuits.

The wider grounds comprise areas of mixed woodland, offering shelter and seclusion, and are home to a variety of native and introduced species. The setting is both romantic and wild, with the ever-changing light of the Hebridean sky casting a shifting mood over the landscape.



## POTENTIAL

Kinloch Castle presents a rare opportunity to acquire a landmark Scottish castle with exceptional heritage value. Whether restored as a private residence, boutique hotel, or cultural venue, the castle offers a once-in-a-generation chance to breathe new life into one of Scotland's most iconic buildings.

While the property has been partially restored in recent decades, it requires significant refurbishment to return it to full residential or hospitality use. Its setting scale and provenance make it a truly unique opportunity.

## THE COMMUNITY

The community on the Isle of Rum albeit small is dynamic and collaborative with a strong sense of pride and purpose. The village of Kinloch and parts of Kinloch Glen are community owned, and residents work together on local projects and events, often in partnership with NatureScot.

A Scottish Government report published in May 2025 found that most residents support the sale and redevelopment of Kinloch Castle, believing it will bring positive change to the island.

The report also highlighted the importance of community involvement and alignment with the Scottish Land Rights and Responsibilities Statement.



We therefore ask that offering parties include a statement with their offer, which can be shared with the community. This should outline how they plan to use the castle and how they will support the nature, promotion, sustainability, culture and economy of the Isle of Rum.



## GENERAL REMARKS

### Viewing

Strictly by appointment with the selling agents, Savills Edinburgh - 0131 247 3720 and Savills Glasgow - 0141 248 7342.

### Directions

To Mallaig from Fort William take the A830 North West, following this road for approximately 40 miles to Mallaig.

From Edinburgh the distance is approximately 184 miles. Head north on the M90, A9, A86 and finally the A830 from Fort William to Mallaig.

From Glasgow the distance is approximately 152 miles. Head north on the A82, then north west on the A830 from Fort William to Mallaig.

The postcode (for sat nav purposes) is PH41 4QD (Mallaig Ferry Terminal)

what3words: workbench.player.passing (Mallaig Ferry Terminal)

### Travel Arrangements

Caledonian MacBrayne ferry from Mallaig to Rum (1.5hrs) operates year round several times per week in the summer and less frequently in the winter. Most travellers travel as foot passengers, though bikes are allowed with booking. Timetables are available on the CalMac website.

It is advised to book and reserve a place on each sailing in advance and vehicles travelling to Rum are required to possess a valid permit to travel from the Isle of Rum Community Trust. All cars must be at the ferry and boarded at least 30 minutes before departure.

Alternatively, travel to Rum can be arranged through a private charter with Minch adventures - +44 (0) 7437 670212 or (info@minchadventures.co.uk).

### Services

The castle is not connected to mains electricity, all electricity is generated by hydroelectric turbines and generators. The castle also has a private water supply which is maintained currently by the Isle of Rum Community Trust. The castle benefits from oil fired central heating.

Wi-Fi is limited on the Island, however the eastern side of the island does have access to 4G Broadband.

## Entry & Possession

Entry and vacant possession by mutual arrangement

## Fixtures, Fittings, Contents and Estate Equipment

All fixtures, fittings and contents for the castle are included in the sale.

A full list of items is available from the sales agents.

## Servitude Rights, Burdens, Wayleaves And Statutory Public And Other Access Rights

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

## Mineral Rights & Timber

The minerals are included within the sale insofar as the seller has right to them and are not reserved by statute or common law to third parties. All standing and fallen timber will be included within the sale.

## Local Authority

The Highland Council Headquarters  
Glenurquhart Road  
Inverness IV3 5NX

## Solicitors

Harper Macleod, The Ca'd'oro,  
45 Gordon Street, Glasgow, G1 3PE.  
Telephone: 0141 221 8888.

## Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Savills Edinburgh, Wemyss House, 8 Wemyss Place, Edinburgh, EH3 6DH or Savills Glasgow, 163 West George Street, Glasgow, G2 2JJ.

A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following inspection.

## STIPULATIONS

### Purchase Price

On conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

### Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

## Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

## Funding

Any offer must be accompanied by a guarantee or proof of funds from a bank which is acceptable to the sellers.

## Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

## Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

## Apportionments

All outgoing shall be apportioned between the seller and the purchaser(s) as at the date of entry.

## IMPORTANT NOTICE

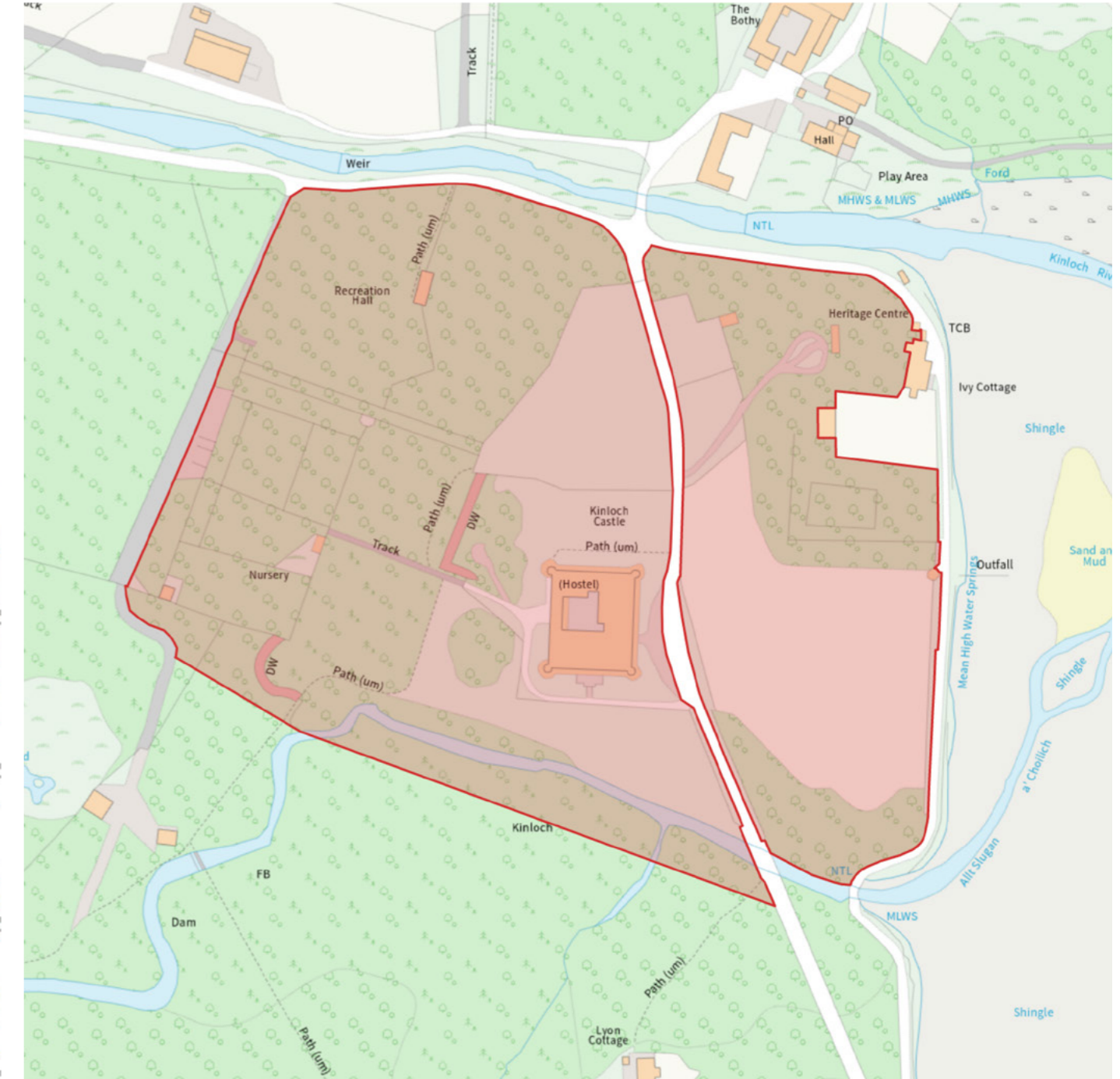
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## SALES PLAN





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