BAYVIEW HOUSE

BUNESSAN • ISLE OF MULL • ARGYLL • PA67 6DH

A CONTEMPORARY DETACHED HOME IN A PRIME WATERSIDE POSITION
OVERLOOKING LOCH NA LATHAICH ON THE ROSS OF MULL

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DETACHED MODERN HOME BUILT IN 2010

PRIME WATERSIDE SETTING ON THE SCENIC ROSS OF MULL

STUNNING VIEWS OVER THE COASTLINE AND LOCH NA LATHAICH

IMMACULATELY PRESENTED ACCOMMODATION OVER TWO FLOORS

THREE RECEPTION ROOMS AND FIVE BEDROOMS

SUCCESSFULLY TRADING HOLIDAY LETTING BUSINESS

DETACHED BOTHY AVAILABLE IN ADDITION

Craignure: 30 miles
Oban: 40 miles
Glasgow: 138 miles
Edinburgh: 164 miles

DIRECTIONS

Travel to Oban by car. On reaching Oban take the ferry to Craignure. On leaving the ferry, take a left onto the A849 and continue for approximately 29 miles. Take the right signposted Artun and then turn left after crossing the stone bridge. Continue for about 0.6 miles. Bayview House is on the left hand side.

SITUATION

Bayview is situated on the edge of the village of Bunessan at the southern end of the Isle of Mull.

Bunessan is the largest village on the Ross of Mull and has a primary school, church, GP surgery and police station. Bunessan also has a SPAR general store, a gift shop and the Argyll Arms Hotel which has a fantastic restaurant and bar. The village also has recently opened a Historical Centre which has been sponsored by the extensive efforts of the local people to gather together family histories, events and stories from the area. There is a small ferry from nearby Fionnaphort to the historic island of Iona, with the famous Iona Abbey.

The island of Mull was formed by volcanic activity many millions of years ago. Its northern coast is separated by the Sound of Mull from the land mass of Ardnamurchan, the most westerly point of the UK mainland. The island is renowned for its varied and extensive wildlife, marine life, geology, landscapes and sea views, together with its numerous bridleways and footpaths for walkers of all ages and levels of expertise including its very own Munro, Ben More, which can be seen from the property.

The house enjoys a wonderful panoramic aspect and is well placed to take advantage of the local wildlife. White-tailed and golden eagles, hen harriers, great northern divers, gannets, terns and ground nesting birds including skylark, lapwing, wheatear, pipits and warblers are all commonly spotted in the area. Red deer and otters are regular visitors as are common and grey seals. In the summer basking sharks, dolphins and porpoise can also be seen around the coastline. Mull has the largest breeding population of white-tailed (sea) eagles in Europe and the elusive corncrake is a regular target species for 'twitchers' from all over the country.

DESCRIPTION

Bayview House is a contemporary detached house which sits in a prime position on the edge of the village on Bunessan on the Ross of Mull. The property is perched above the water's edge and boasts stunning views along the coastline and over Loch na Lathaich.

The property was built by our clients in 2010 and was designed to take maximum advantage of the stunning views and sunsets, for which the Ross of Mull is famous. The accommodation is presented in immaculate order with spacious living spaces over two floors.

An entrance vestibule leads to the hallway and in turn the main living accommodation. The principal drawing room has a large bay window and overlooks the loch to the front. A modern fitted kitchen, with range cooker and breakfasting island, leads through to the dining room which has space for a large dining table and chairs. A sun room is situated off, with doors leading to the garden from where there are wonderful views. There is a double bedroom and shower room on the ground floor, with a porch to the rear offering a separate access.

The master bedroom is on the first floor and offers some of the finest views from the property. There are fitted wardrobes and an en suite shower room. Three further double bedrooms are complemented by a modern family bathroom.

OUTSIDE

There are well kept gardens which surround the property, mainly laid to lawn, with an area of decking leading from the sun room to the front of the house. There is space for an outdoor table and chairs and a hot tub from which to enjoy the beautiful outlook. A large gravel driveway provides suitable parking for large number of cars.

HOLIDAY LETTING BUSINESS

The property has recently started trading as a holiday letting business and can be sold as a going concern. Further information is available from the selling agents on request.

ADDITIONAL BOTHY

An adjacent bothy, which has plans to be converted into a separate dwelling, may be available to buy as an addition to Bayview House. This will not be sold on its own separately.

LOCAL AUTHORITY

Argyll & Bute Council

COUNCIL TAX/RATEABLE VALUE

Band F

EPC

Band C

FLOOR PLANS

Gross internal area: 187.1 sq. metres (2013.8 sq. feet)
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Possession - Vacant possession and entry will be given on completion.

Offers - Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing - Strictly by appointment with Savills – 0141 222 5875

Purchase price - Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

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