



## PERIOD COUNTRY HOUSE IN STUNNING LOCATION OVERLOOKING THE SOUND OF MULL

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DOIRLINN HOUSE  
KILCHOAN, ACHARACLE, ARGYLL, PH36 4LH

savills





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Entrance vestibule ♦ hallway ♦ drawing room ♦ dining room ♦ modern kitchen with breakfast bar  
♦ utility room and boiler room ♦ shower room ♦ master bedroom with en suite bathroom  
♦ 4 further bedrooms, 3 en suite

Walled garden ♦ rear gardens ♦ paddock ♦ approx 2.25 acres

Salen 19 miles, Corran Ferry 43 miles, Fort William 52 miles, Inverness 128 miles,  
Glasgow 142 miles, Edinburgh 168 miles

### Directions

Travelling by car from Fort William proceed south on the A82 to the Corran Ferry. Take the ferry to Ardgour. Proceed west on the A861 to Salen and turn left onto the B8007, following this road to Kilchoan. You will pass the Kilchoan House Hotel on your left, continue on for approximately 0.2 miles and Doirlinn House is on the right hand side.

### Situation

Doirlinn House is situated in the village of Kilchoan towards the western end of the Ardnamurchan peninsula, the most westerly point on the British mainland. The area has some of the most spectacular coastal scenery in Scotland and includes rugged mountains, sea lochs and miles of coastline and sandy beaches.

The Ardnamurchan peninsula offers a wealth of activities for the outdoor enthusiast. The landscape is ideal for hill and coastal walking, with magnificent walks to the summit of Ben Hiant, the highest point on the peninsula. Other places of interest are the golden sands of Sanna Bay, the former crofting hamlet of Portuairk, the Ardnamurchan Point lighthouse, Mingary Castle dating back to the Spanish Armada and Kilchoan Old Kirk, which reputedly dates from the 12th/13th century.

The area is noted for being very unspoilt and undisturbed, and offers opportunities for stalking and fishing. Ardnamurchan is also home to a diverse range of wildlife, from golden eagles, otters and wildcat to whales and dolphins.

Kilchoan provides a good selection of local amenities including the Kilchoan Hotel, which has a restaurant and bar, a village shop and Post Office, a church and local community centre. There is a daily bus service to and from Fort William, and regular sailings to Tobermory on the Isle of Mull (seven per day in the summer months and three per day in the winter) which has a Co-operative supermarket, excellent local restaurants and a dentist. There are primary schools in Kilchoan and Acharacle villages. Fort William provides more extensive facilities including a hospital, mainline railway station, supermarkets and a range of local shops and services. The bustling town of Oban is within reach and offers further amenities and access to the Islands via the ferry terminal.





### Description

Doirlinn House is a handsome, stone built detached house in a fantastic setting on the Ardnamurchan Peninsula. The property has been sympathetically restored and renovated to create a wonderful family home.

The principal rooms are situated to the front of the property, maximising the views over the Sound of Mull itself.

The entrance vestibule and hallway lead to the main accommodation which is set over three floors. The dual aspect drawing room has a feature wood burning stove and windows looking out over the water and the walled garden to the side. The dining room is also situated to the front of the property, with a feature fireplace and ample space for a large table and chairs. A modern fitted kitchen is located to the rear and includes integrated appliances and a breakfast bar. There is a utility room located off the kitchen, with a shower room and boiler room off. Access to the rear garden is off the utility room. A fantastic master bedroom suite is on the first floor from where some of the best views can be enjoyed. There is an en suite bathroom with a bath and shower, which can also be accessed off the landing. There are two further double bedrooms (one en suite) on this level, with a further two bedrooms with en suite shower rooms on the second floor.

### Gardens and grounds

The property benefits from a private garden to the rear, which is mainly laid to lawn, with an area for parking. There is a walled garden to the side of the property, and a paddock of some 1.74 acres which extends down towards the shoreline.

We understand that planning could be sought to build in the walled garden, subject to obtaining the necessary planning consents.

### Local Authority

The Highland Council

### Council Tax

The property is currently registered as a self catering let and is therefore exempt from Council Tax at present.

### EPC Rating

Band E

**AGENT NOTE:** We wish to inform prospective buyers of this property that the seller is an employee of Savills

### 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

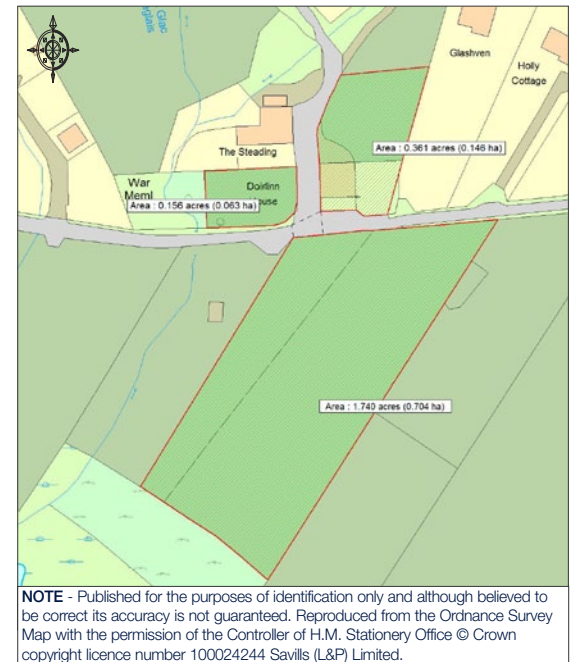
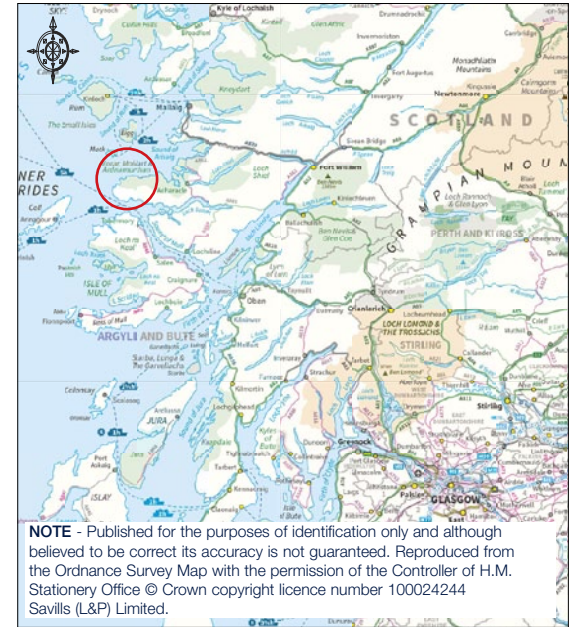
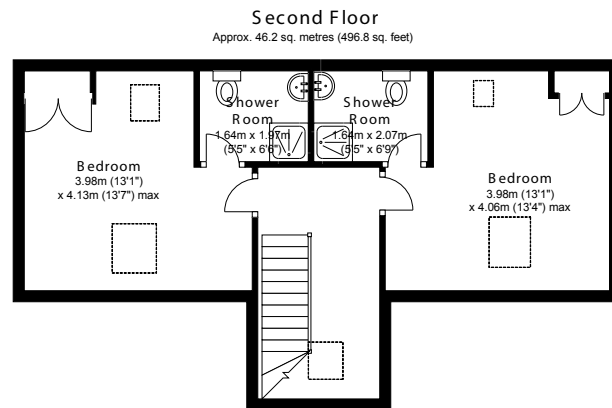
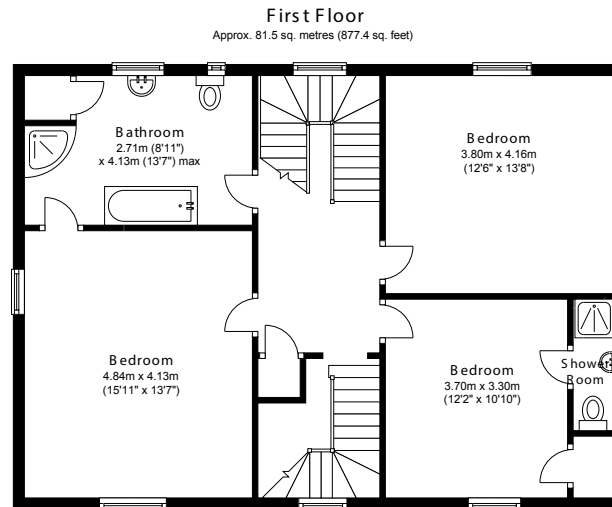
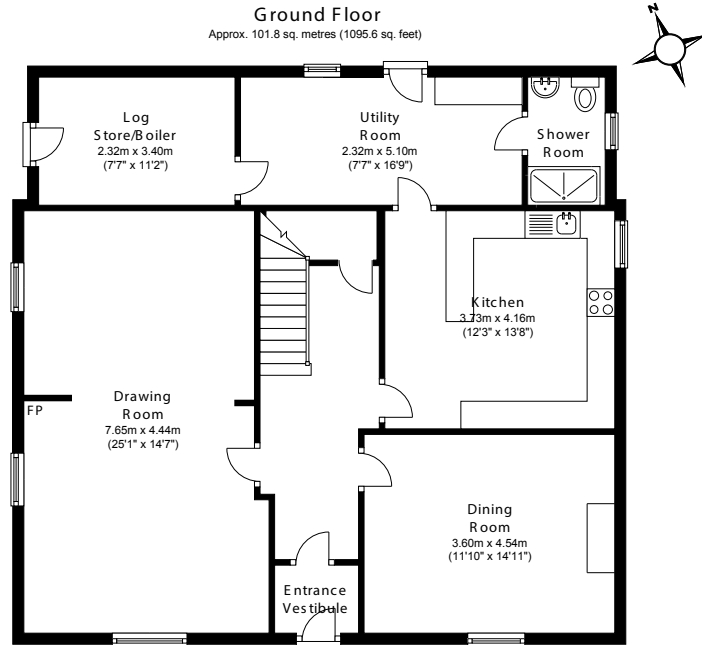






## FLOORPLANS

Total gross internal area (approx): 229.4 sq. metres (2469.7 sq. feet)  
For identification only. Not to Scale.  
Jaggy Pixels Imaging Ltd ©



**Savills Glasgow**  
glasgow@savills.com  
**0141 222 5875**

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**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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