



Exceptional island villa with magnificent views

Fairlight, Cullipool, Isle of Luing PA34 4TX

Freehold



Reception hallway • Cloakroom • Sun room/drawing room
Study • Kitchen/dining room • Principal bedroom with en
suite and dressing room • 2 double bedrooms (1 with en
suite) • Sitting room/bedroom 4 • Utility room • Upper
landing with seating area • Large detached studio/
workshop • Outbuildings • Landscaped gardens with deck
to front

Directions

Travelling south from Oban on the A816 Oban/Lochgilphead road, turn right at the signpost for Easdale (B844) and cross the “Bridge over the Atlantic”. Pass the Tigh-an-Truish inn and continue south through Clachanseil and Kilbrandon to Cuan where the ferry connects with Luìng. Once on Luìng, follow the road south and turn right, signed Cullipool. Fairlight is on the right just past the harbour.

Situation

Fairlight has a superb island location with magnificent views across the Sound of Luìng to the Isle of Mull, the Garvellachs, Scarba, Ardnamurchan, and beyond to Jura and Colonsay. The house sits within a few metres of the shore on the west coast of this former slate quarrying island which is served by a shop, post office, 2 village halls, and a Heritage centre with café. The island offers excellent walking, fishing and sailing and is a haven for wildlife. Otters, dolphins and sea eagles are regular visitors.

The property is situated within the delightful conservation village of Cullipool. Until the mid 1960s, the village was one of three locations on the island where slate was quarried before being despatched by boat for

use as roofing material across the world. Pretty whitewashed cottages that were once home to the quarry workers still populate the village, whilst the imposing slate walls of the disused quarries provide a dramatic backdrop. In the centre of the village is the island’s community hall, which regularly hosts events for locals and visitors, including ceilidhs, concerts and plays. On the outskirts of Cullipool, the pier provides an ideal launch point for a tender.

Luìng is probably the most accessible of all the Western Isles with a ferry service every 30 minutes during normal operating times. The regular car ferry service across Cuan Sound, taking less than five minutes, connects Luìng to Easdale and the mainland. Oban (19 miles) has a good range of shops and professional services as well as secondary schooling and a railway station with regular services to Glasgow. Oban is also the ferry terminal to the Western Isles and a base for sailing. Connel has a small airfield and Glasgow Airport has regular connections to London and a variety of domestic and international destinations.





Description

Fairlight is an exceptional island house built in 2017 to take full advantage of the magnificent uninterrupted open aspects over the Sound of Luing and beyond to Mull, Ardnamurchan and beyond to Jura and Colonsay. The property is architect-designed and built, and finished both externally and internally to the highest of standards. Interior finishes were enhanced by our interior designer client and include Anta furnishings, Farrow & Ball paintwork and Roger Oates carpets. Externally the villa has a slated roof with decorative slate to the outside walls with Scots larch cladding further enhancing the gables.

There is an oil fired boiler and AGA, along with underfloor heating on the ground floor; the windows and patio doors are a Scandinavian design by Rationel.

The accommodation on the ground floor begins with a reception hallway which leads into the open plan drawing room with patio doors opening onto a fantastic landscaped decking area. The contemporary fitted kitchen/dining room with pewter AGA and sleek minimalist cabinetry works seamlessly with the living space. Completing the ground floor is a study with doors to the garden; a double bedroom with en suite; utility room, sun room and cloakroom/WC.

The first floor accommodation is set off a landing with seating

area and consists of the principal bedroom with en suite bathroom and dressing area; a second sitting room with woodburner, which could be used as bedroom 4, one additional bedroom, cloakroom/wc and a shower room.

The surrounding gardens extend to about a third of an acre and are a credit to the current owners, offering a wide variety of plants and shrubs with a landscaped decking area to the front of the property creating the perfect spot from which to enjoy the spectacular sea views. The carefully tended landscaped garden to the rear includes a pond, raised beds and walled surrounds.

In the rear garden, there is a workshop/design studio with power and water which is ideal for home working.





General Remarks

Services

Mains electricity and water, Oil-fired central heating. LPG for 2 zone hob in Kitchen and Wood and Coal burning stove in upper floor sitting room/ bedroom 4.

Local Authority

Argyll & Bute Council.

EPC

Band B

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The

Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

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.





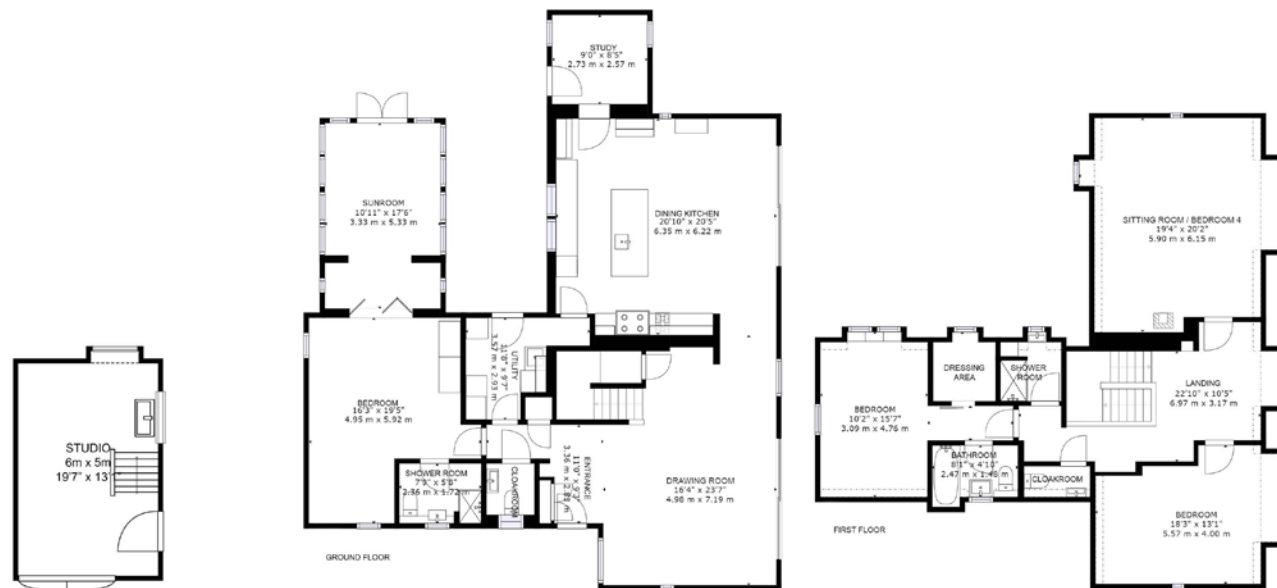








FAIRLIGHT, ISLE OF LUING



GROSS INTERNAL AREA
FLOOR 1: 1630 sq. ft. 151 m², FLOOR 2: 1016 sq. ft. 94 m²
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 112 sq. ft. 10 m²
TOTAL: 2646 sq. ft. 246 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

For identification only. Not to scale. © Insert date stamp

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