



PETER MURPHY & Co
ESTATE AGENTS



Stable Cottage Kentallen Farm, Isle of Mull, PA72 6JS Offers Over £280,000

Stable Cottage presents a fantastic opportunity to purchase a wonderful home in a rarely available position on the Isle of Mull. A traditional stone-built, end terrace cottage recently renovated and refurbished would be well suited to a family home, long and short term letting.

The accommodation comprises bathroom, double bedroom, kitchen, living room and dining room/study all accessible from downstairs hallway. Upstairs comprises of two double bedrooms, both with en suite. The property is set within the grounds of Kentallen Farm and offers fantastic views with Tobermory only 5 minutes drive away.

Living Room

Living room with log burner. Front and rear facing windows with access to hallway and dining room/study.



Kitchen

Kitchen with rear facing window, access from hallway and property rear.



Bathroom

Bathroom with wc, wash hand basin and bath with shower over.



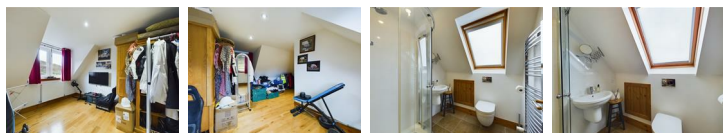
Bedroom 1

Double bedroom with en suite. Front and rear facing windows. Access from 1st floor landing.



Bedroom 2

Double bedroom with en suite. Front and rear facing windows. Access from 1st floor landing.



Bedroom 3

Double bedroom with rear facing window. Access from hallway.

Dining Room/Study

Study or dining room with front facing bay windows. Access from living room.



Location

Located on the Isle of Mull, the entire island has excellent opportunities for sailing and sea fishing and marina with associated chandlery services. Tobermory has a thriving arts and cultural scene, first class schools, a golf course, superb

restaurants, enterprising shops and a delicious bakery. Quite apart from being a 'must visit' holiday destination, Mull has become a very desirable place to live, offering a wonderful quality of life and a strong sense of community. It plays host to visitors from around the globe for various sporting and cultural events.

The island is famous for its extensive and varied wild life and sea life, flora and fauna, and fascinating geology which gives rise to breathtaking landscapes. Mull continues to lead the way in eco-tourism and the preservation of endangered species in particular sea eagles and golden eagles that inhabit the Munroe, Ben More, and seals and otters on the white sandy beaches. It is a wonderful island for walking, climbing and mountain biking.

Disclaimer

DISCLAIMER We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.

Miscellaneous

Tenure: Freehold
Council Tax Band: D



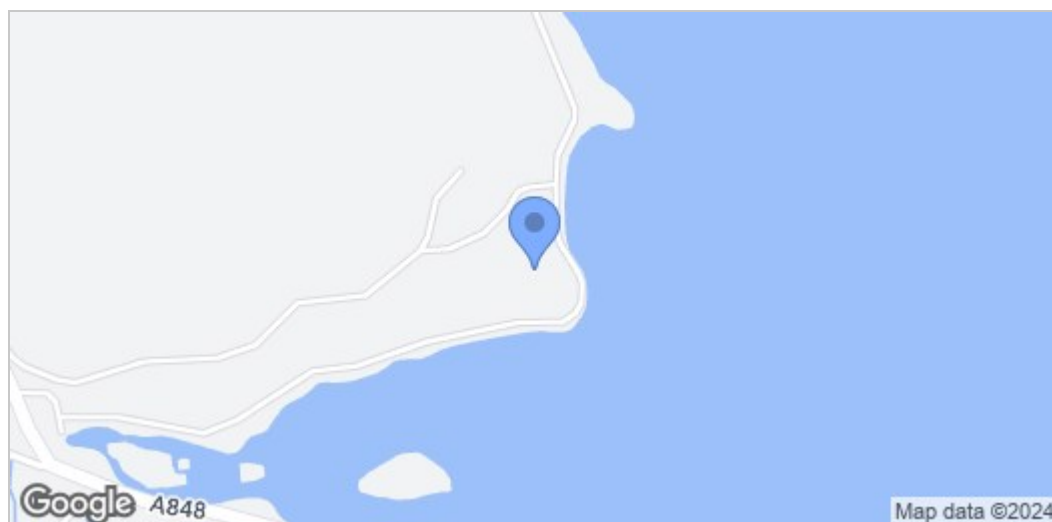
Approximate total area⁽¹⁾
74.15 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.