

West Ardhru

Dervaig, Isle of Mull





An attractive coastal country house and holiday cottage with 47 acres of land and 1km of shore frontage on the Isle of Mull.

Dervaig 0.7 miles, Tobermory 9 miles, Fishnish 20 miles, Craignure 23 miles, Oban 40 minutes by ferry from Craignure
(All distances are approximate)

Summary of accommodation

Entrance porch | Hallway | Dining room | Drawing room with open fireplace | Dining kitchen (with AGA) and walk-in larder | Utility room
Double bedroom five (with sink) | Family bathroom (with separate shower) | WC

Landing | Four double bedrooms (one with sink) | Family bathroom | Shower room

Adjacent purpose-built games room |Range of outbuildings used as wood store and boiler room

Formal gardens with lawns, planted borders and woodland walks

Furnished holiday cottage (fully refurbished) including dining kitchen | Sitting room (with wood burner) | Two double bedrooms | Family bathroom

Enclosed garden area and separate garage

Land including 13 acres pasture, 16.50 acres rough grazing and 5 acres of mixed woodland

About 1km of shore frontage to Loch Cuin

For sale as a whole

About 47.04 Acres

Situation

West Ardhu is situated in a very private, coastal setting in northwest Mull, just outside the village of Dervaig with views overlooking Loch Cuin.

Dervaig has local amenities including a primary school and village store. Tobermory (9 miles) the capital of Mull has a more extensive range of services including a variety of shops, restaurants, distillery, a secondary school and an attractive harbour. The property is situated a short distance from Calgary Bay, one of the island’s most popular and picturesque destinations.

The Isle of Mull (or simply Mull; Muile in Scottish Gaelic) lies just off the west coast of Scotland and is the second largest island of the Inner Hebrides. Farming, fishing, fish farming and forestry are the major employers, and tourists are plentiful during the summer months, attracted by the sandy beaches, mountains and wildlife. With a coastline of 300 miles, the island is littered with sandy beaches and dramatic cliffs and has a mild climate ensuring that a variety of plants and native trees thrive. Mull has a mountainous core, the highest peak being Ben More with a summit height of 966m (3,169 feet).

There are also two golf courses on the island at Craignure and Tobermory.

Mull is well connected to the mainland, with three regular ferry services running from Craignure (23 miles) to Oban that takes 40 minutes, Fishnish to Lochaline that takes 15 minutes and Tobermory to Kilchoan that takes 35 minutes.

The town of Oban is the principal commercial centre for north Argyll and the Inner Hebrides and is known as the “gateway to the isles” as well as the seafood capital of Scotland. The town has a variety of shops, supermarkets, restaurants, a hospital and mainline railway station with regular services to Glasgow connecting sleeper services to London.

A private airstrip is located at Glenforsa, just 14 miles away. On the mainland there is a public airport at Connell some 7 miles north of Oban. Glasgow Airport is 89 miles from Oban and provides regular flights to London and a range of national and international destinations.



Historical Note

West Ardhu has been in the same family ownership since 1947. The current owners carried out a programme of renovation and improvement starting in 1997 and culminating in 2007 with the incorporation of existing attached buildings to create a wonderful floor to ceiling modern kitchen.

Burn Cottage was refurbished in 2014 to create a holiday cottage with an attractive income potential. It is fully let for the current season.



West Ardhu

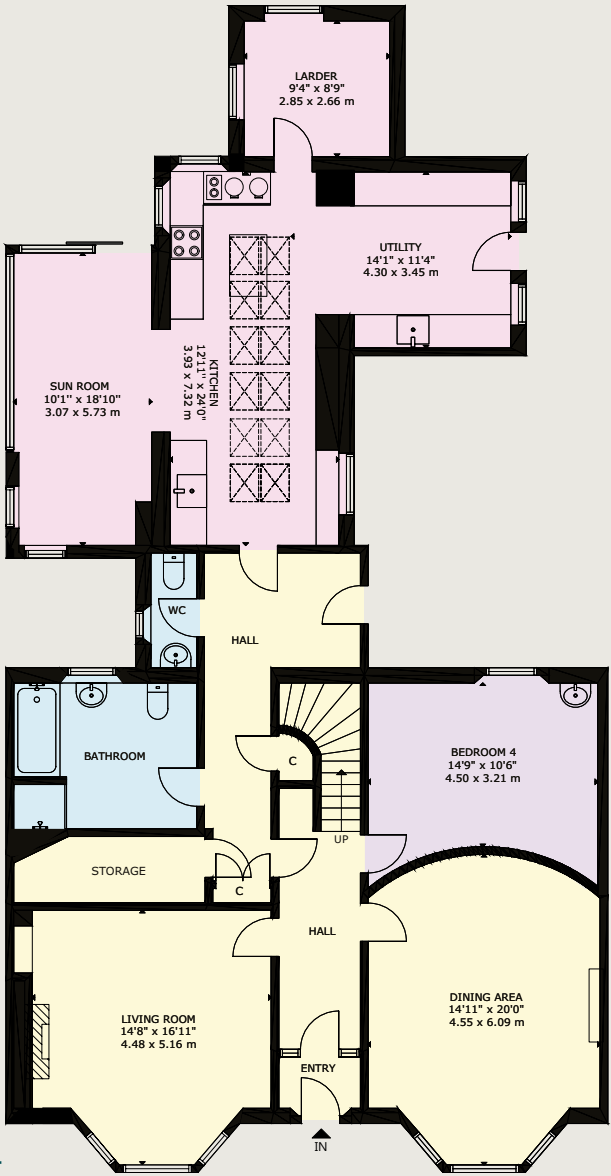
West Ardhu is approached off the main road (B8073) via a private hardcore road. There is a tree-lined avenue leading to the main house with a parking area to the rear. West Ardhu is mainly Georgian and dates from the 1790s at the same time as the village of Dervaig was redeveloped. It sits in a private setting facing south overlooking its gardens and also has lovely views towards Loch Cuin to the north. The owners undertook a refurbishment and extension in 2007 to incorporate adjoining older buildings attached to the rear of the property. This created a wonderful floor-to-ceiling modern dining kitchen with underfloor heating. The kitchen includes an AGA, island and separate dining room area with large window with meadow and lochside views. The main part of the house has retained many period features. These include the drawing room with open fireplace and oak surround originally removed from Duncombe Park in Yorkshire together with a large bay window. The dining room has a curved feature wall with bay window overlooking the garden. There is an elegant, curved stone staircase. The property has been maintained to a high standard. The house is constructed of stone, painted white with a pitched slate roof. The accommodation is shown in full on the adjacent floor plan. Next to the house there is a built, detached wooden structure currently used as a games room (7.47m x 4.25m). There is a boiler room and woodstore.



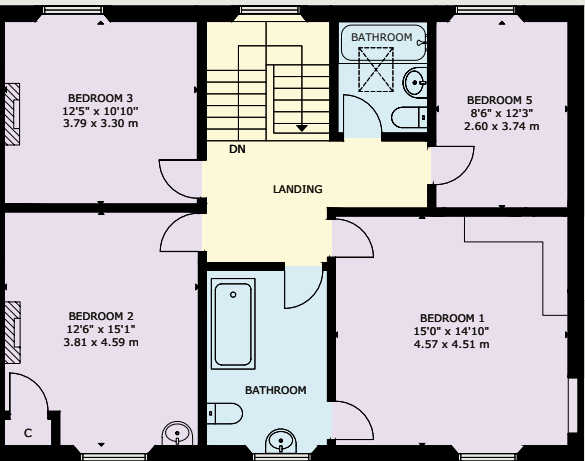
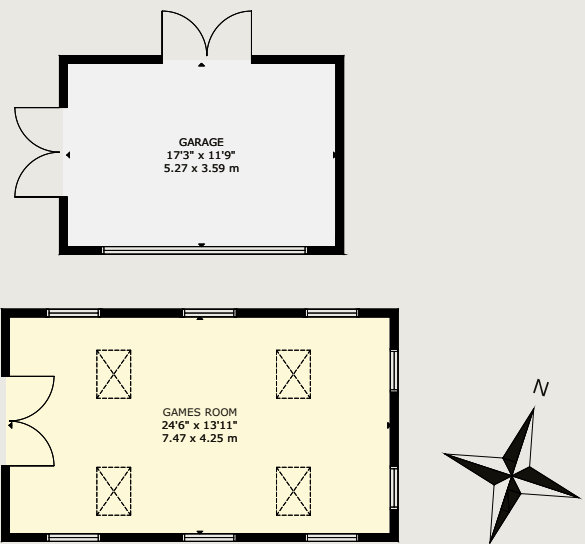


West Ardhru, Dervaig, Isle of Mull, PA75 6QR

Approximate Gross Internal Floor Area
2,837 sq ft / 264 sq m
Garage 116 sq ft / 11 sq m
Games Room 342 sq ft / 32 sq m



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Burn Cottage

Situated a short distance away but out of sight and accessed off the entrance drive, Burn Cottage lies beside the burn. It was constructed from a former steading in 2014. The cottage has an air source pump with an underfloor heating system. It has an open plan dining-kitchen and island with French doors opening onto a sheltered patio area. There is also a separate sitting room with wood burning stove and a very attractive cottage garden. The accommodation is shown in full on the adjacent floor plan.



A former mill building joins the cottage part of which has been re-roofed and is currently used for storage or wood. The main part of the mill building has no roof and an intact waterwheel. The walls have been pointed so that it is a sustainable ruin. It would lend itself to potential residential development subject to planning consents.



Burn Cottage, Dervaig, Isle of Mull, PA75 6QR

Approximate Gross Internal Floor Area
Excluding outbuilding 1,152 sq ft / 107 sq m

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Gardens, land and foreshore

The main house has a walled front garden with formal elements and planted borders and attractive mixed woodland. All major trees have been catalogued and numbered by Tree Works of Oban.

The policies extend to about 47.04 acres in total. All the grazing including is currently let on an annual basis. The land includes 13 acres pasture, 16.50 acres rough grazing and about 5 acres of mixed woodland.

The property benefits from shore frontage to Loch Cuin with about 1km of shore frontage.



Residential Schedule

Property	Occupancy	Services	Council Tax/ Rating	EPC Rating
West Ardhu	Owner Occupied	Oil-fired central heating, private filtered water supply and private drainage	F	D
Burn Cottage	Holiday Let	8kW air source heat pump heating system, private filtered water supply and private drainage	£2,600	C

Holiday Cottage

Burn Cottage is let through Isle of Mull Cottages (www.isleofmullcottages.com). It is typically let for about 30 weeks per annum.

Directions

From the arrival at Caignure (and Oban) ferry, turn right off the ferry and onto the A849 heading north signposted for Tobermory. Continue through the village of Salen for 2.5 miles to Aros Bridge. Adjacent to the bridge, take the left turn and follow the glen road for approximately 11 miles to the village of Dervaig. Do not turn into the village but take the road to Calgary.

Follow the Calgary road past the turning to Torloisk, past the electricity substation on left, over a small bridge and then the private road to West Ardhu is on your right. Drive past Burn Cottage and on past the white gates of the house to the entrance at the rear.

What3words

///elaborate.tribune.nicer

Solicitors

D M Mackinnon Solicitors, Bank of Scotland Buildings, Oban, Argyll, PA34 4LN Tel: 01631 563014 Email: sallyorr@dmmk.co.uk



Local Authority

Argyll & Bute Council, Kilmory House, Lochgilphead, Argyll,
PA32 8XW
Tel: 01546 605522

Water Supply

The private supply is a borehole with new electric pump
located within the gardens of the main house. There are UV
filters installed in each of the houses.

Entry

Entry is available by arrangement with the seller.

Sporting Rights

The sporting rights are in-hand.

Timber and Minerals

All standing and fallen timber and the mineral rights are
included in the sale insofar as they are owned.

Household Contents

The fitted carpets and curtains in the main house are included
in the sale. Additional items of furniture within the main house
may be available by separate and additional negotiation. The
contents of the holiday cottages are also included in the sale.

Rights of Access and Title Conditions

The property is sold with the benefit of and subject to all
existing rights and burdens contained within the Title deeds.



Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United
Kingdom must be accompanied by a guarantee from a bank
that is acceptable to the seller.

Anti-Money Laundering

All offers to purchase the property (regardless of whether
the offer is on a cash basis or subject to loan funding) must
be accompanied with evidence of Source of Funds. This can
be in the form of a bank statement showing the purchase
price, a financial reference from a bank/funding source,
or confirmation from a solicitor that the purchaser has
sufficient funds to complete the purchase. In addition, the
purchaser must supply certified copies of his/her passport
and confirmation of residence in terms acceptable under anti
money laundering (AML) legislation. These documents will be
required for all individuals who will appear on the title once the
transaction is complete.

Closing date

A closing date for offers may be fixed and prospective
purchasers are urged to note their interest formally to the
selling agents. The seller reserves the right to conclude a
bargain for the sale of any portions of the subjects of sale
ahead of a notified closing date and will not be obliged to
accept the highest or any offer for any part of the subjects of
sale.

Health and Safety

Given the hazards of a rural property we ask you to be as
vigilant as possible when making your inspections, for your
own personal safety.

Viewing

Strictly by appointment with the Selling Agents Knight Frank
(tel 0131 222 9600).

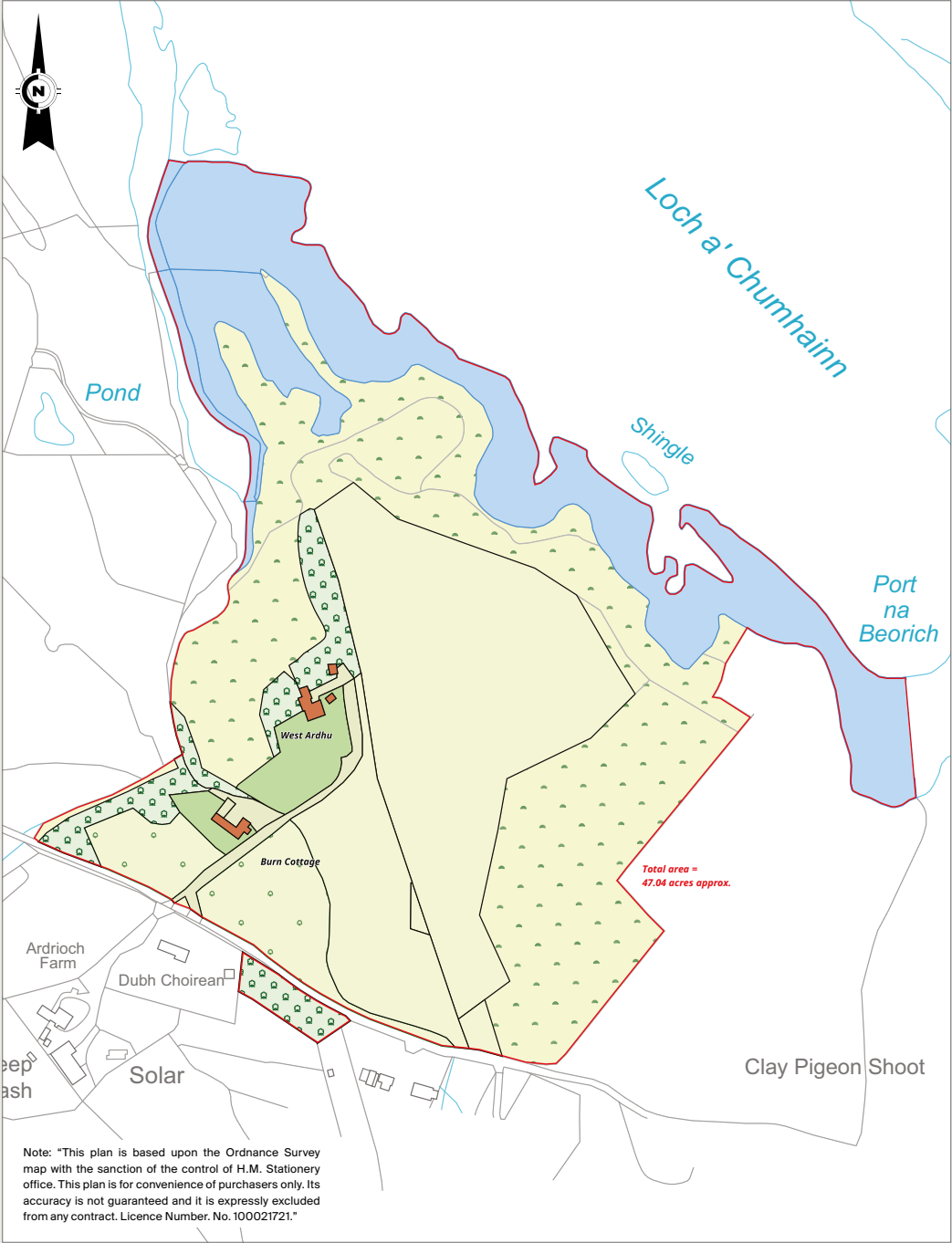
Offers

Offers should be submitted in Scottish legal form to the
selling agents. Prospective purchasers are advised to
register their interest in writing with the selling agents
following inspection.

Asking price

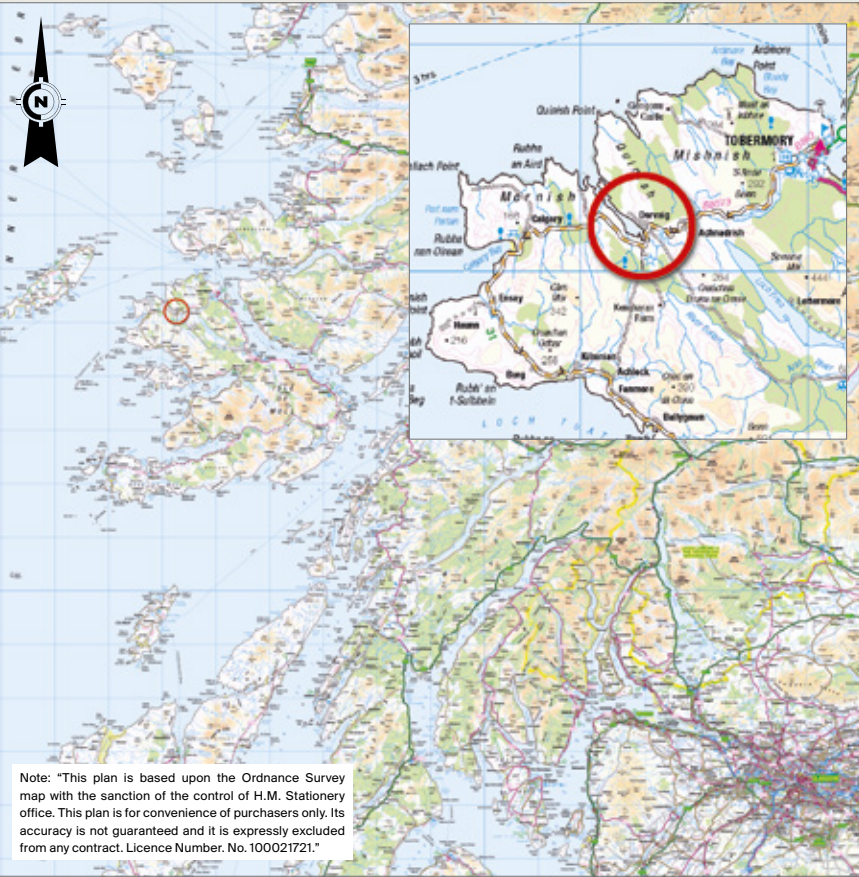
Offers over £1,150,000





Conditions of Sale

- 1. Title**
The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.
- 2. Deposit**
On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.





Knight Frank Edinburgh

80 Queen Street

Edinburgh

EH2 4NF

Tom Stewart-Moore

0131 222 9600

tom.stewart-moore@knightfrank.com

knightfrank.co.uk

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