

Caolas

Crossapol, Isle of Coll





A stunning modern coastal property with shoreline situated on the Isle of Coll.

Oban (53 miles by ferry), Glasgow (152 miles by ferry and road)
(All distances and times are approximate)

Summary of accommodation

Ground Floor: Entrance porch | Sitting room | Dining kitchen | Utility room | Dining kitchen | Utility room
Principal bedroom with en suite bathroom (separate shower) | Double bedroom

First Floor: Landing | Four further double bedrooms | Shower room

Outside: Formals gardens with lawns and patio area | anything else of mention?

XX metres of shore frontage

Far reaching coastal views towards Mull, Ben More and Treshnish Isles | Abundance of wildlife including regular sighting of otter, minke whale, dolphins, basking sharks, seals, Hen Harriers, white-tailed eagles and Corn crakes

About 1.85 acres

Situation

Caolas is located in a private setting at the southeastern end of the Isle of Coll. The island forms part of the Inner Hebrides and sits about 6 miles of the Isle of Mull in the Atlantic. The island is about 13 miles long by 3 miles wide with a population of approximately 160 residents. Coll is blessed with some of the longest sunshine hours recorded in the UK. The winters are followed by wonderful starry nights. With no street lights and its Geographical isolation, it is in fact the first official “Dark Sky Island in Scotland, and one of only two in the UK.

Aringour village is the main settlement on the islands and is about 8 miles to the northeast. It provides for local amenities including a village shop, hotel/pub, café, community centre and bunkhouse, children’s play park, distillery (gin), post office, petrol station, primary school library, EV charging point (at community centre) and medical practice. Tescos click and collect service (brough by ferry from Oban) and postal deliveries, including Amazon, are brought to the top of the entrance track.

The island is very accessible throughout the year with a Caledonian MacBrayne car ferry service from Oban 5 days per week

during the winter timetable and 7 days per week during the summer timetable. The ferry takes about 2 hours 40 mins and on a Wednesday during the summer, the timetable allows for islanders on Coll to be able to do a daytrip to neighboring Tiree. Alternatively, you can fly to Coll from Connel Airport 3 days per week throughout the year with Hebridean airlines with a flight time of 30 minutes. Moorings for private boat charters are available in Arinagour Bay and private aircraft can use Coll airport by prior arrangement with Connel Airport.

Coll is fringed by over 30 stunning sandy beaches and much of the western side of the island is an RSPB reserve with a variety of birds including corncrake and hen harriers. There is also an abundance of wildlife seen from Caolas itself, including sighting of dolphins, basking sharks, minke whales, seals and otters from the shoreline. The majestic white-tailed eagles are often seen soaring above.

The island offers plenty for the outdoor enthusiast with fishing, cycling, mountain biking, sailing, kayaking, whale watching, scuba diving all available on the doorstep. The island offers great local produce with its own reared lamb and plentiful seafood.



Caolas

Caolas is situated on a spectacular coastal setting on the Isle of Coll on Crossapol Bay. The property includes shore frontage, outstanding views and is accessed via a private track and along a spectacular beach.



Caolas was constructed in 2017 and is of timber-frame and block construction beneath a pitched slate roof. The energy efficient property (EPC BAND A) sits close to the shore and has fabulous views from most of the rooms towards the Treshnish Islands and Mull. Each of the reception rooms are spacious and well-proportioned benefiting from natural light. With double glazing, the accommodation is laid out in full on the adjacent floorplan.

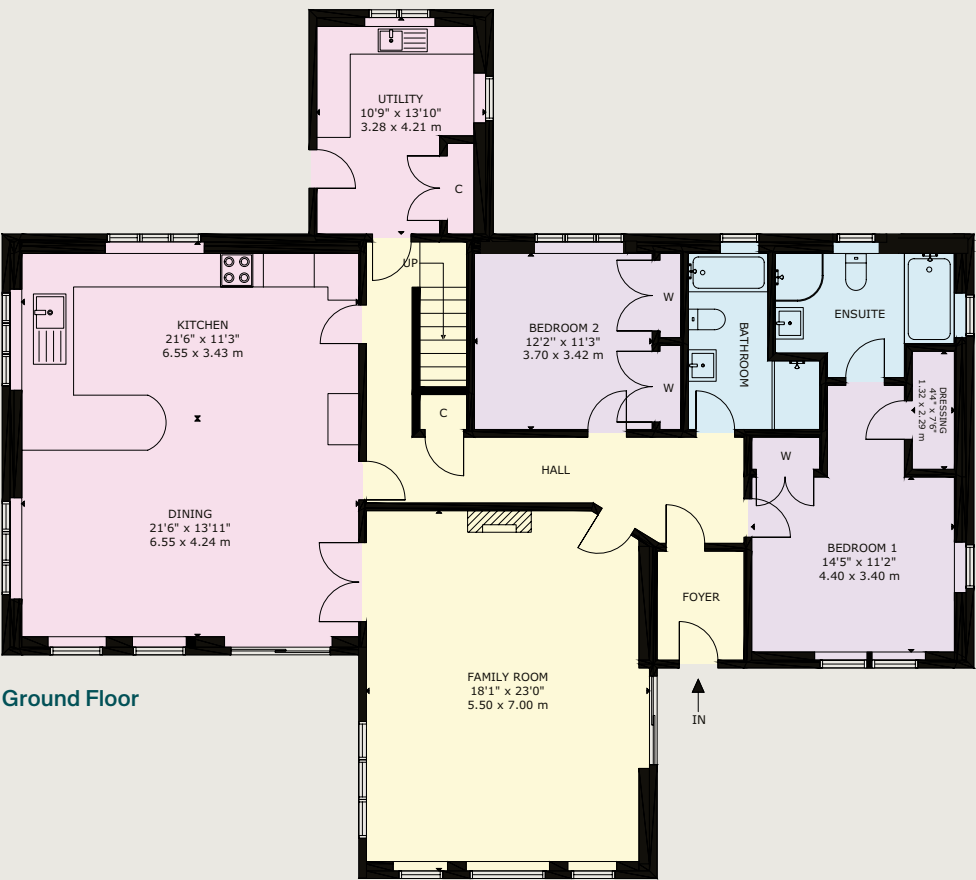


BEDROOM ACCOMMODATION

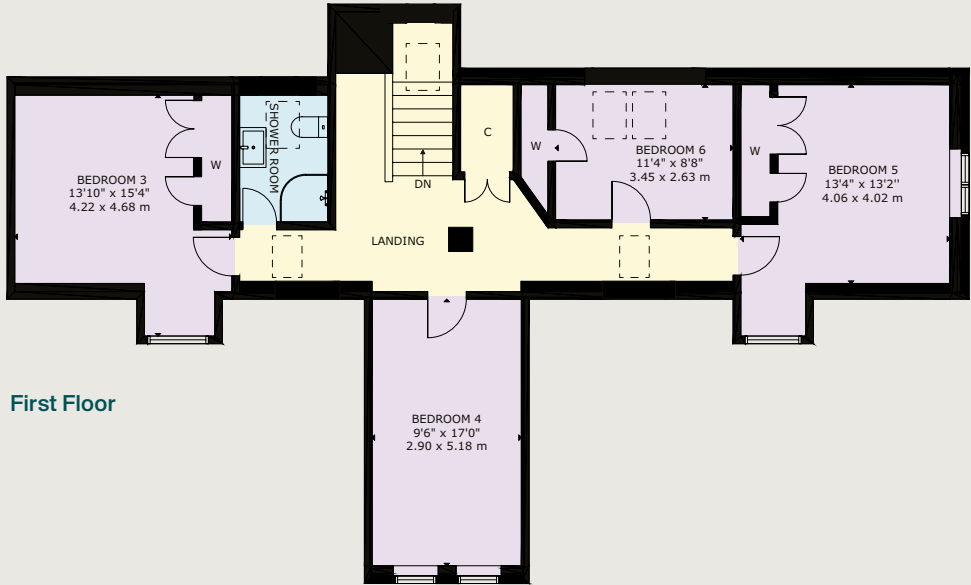


FLOOR PLAN

Approximate Gross Internal Floor Area:
3039 sq ft / 282 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.

Gardens and Shoreline

Surrounding the house, is a large garden laid to lawn. There is also a patio area to the front. Beyond the gardens there is some rough grazing going down to the shoreline. The sale includes about ...metres of shore frontage. The stunning Crossapol beach, the largest on the island, is a short walk away.





Property Information

Residential Schedule

Property	Occupancy	Services	Council Tax	EPC Banding
Caolas	Vacant	Underfloor electric central heating, private (filtered) water supply and private registered drainage	G	C

Directions

The quickest route is by flying from North Connel airport and therefore follow the single track road and thereafter follow the single track road south west to the road end at Crossapol (south east of aerodrome) and then continue over private tracks/beach to Caolas. The ferry runs daily from Oban with Caledonian Macbrayne and arrives into Arinagour.

Solicitors

Kilpatrick & Walker, 4 Wellington Square, Ayr, KA7 1EN
Tel: 01292 618585 Email: john@kilpatrickwalker.com

Household Contents

All fixtures and fittings are included in the sale. Furniture is not included in the sale but could be available by separate negotiation.

Travel

Caledonian Macbrayne – Ferry from Oban to Coll (www.calmac.co.uk)

Hebridean Air Services – Flight from Connel Airport (www.hebrideanair.co.uk)

Environmental Designations

Caolas is listed as having the following designations:
Crossapol & Gunna Site of Special Scientific Interest (SSSI)
Sea of the Hebrides Marine Protection Area (MPA)

Local Authority

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

Entry

Entry is available by arrangement with the seller.

Viewing

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

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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.

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.

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.

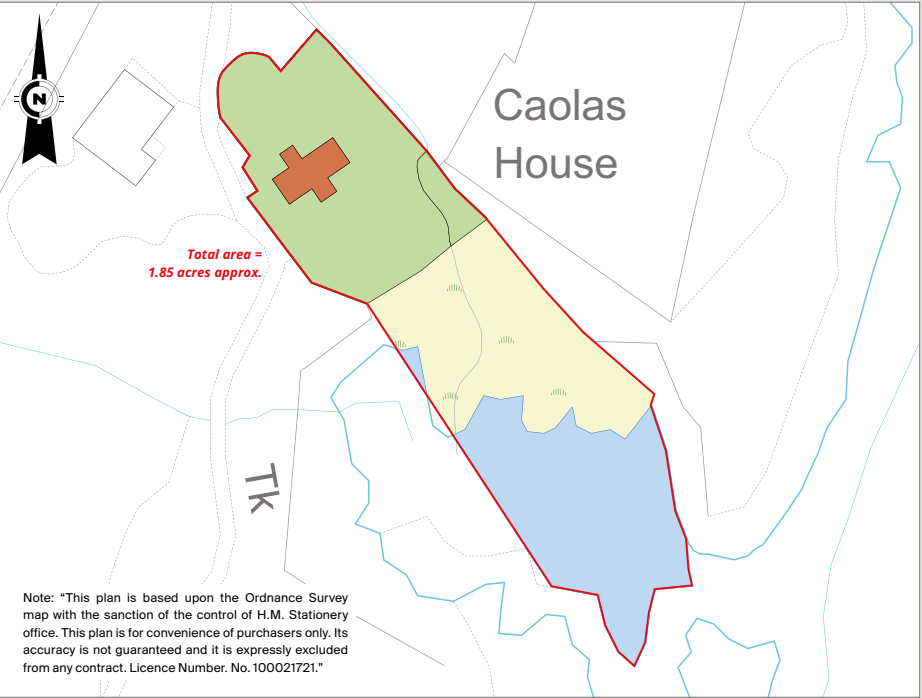


Closing date

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.

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 percent 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.





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