



KIRKAPOL HOUSE | GOTT BAY | KIRKAPOL | ISLE OF TIREE | PA77 6TW

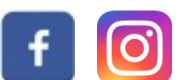
GUIDE PRICE: £510,000 (£15,000 BELOW HOME REPORT VALUATION)

Occupying an outstanding position, boasting stunning direct sea views and just a few steps from the spectacular beach at Gott Bay, the sale of Kirkapol House provides a fantastic opportunity to acquire an attractive traditional dwellinghouse, set in its own garden grounds, together with an established and successful self-catering business. The sale comprises a five bedroom dwellinghouse, which is currently midway through renovations, an attached, recently renovated luxury self-catering apartment, and two luxury wooden pods located in the garden grounds. Dating from around the 1860's, the main house was a former church building and has gone through a conversion and extension since, and was most recently used as a guest house. Benefiting from double glazing and electric heating, Kirkapol House would be ideally suited as a wonderful family home with a self-catering business already in place, or following the remainder of works, an exciting investment opportunity for the buoyant holiday rental market - <https://kirkapolhousetiree.co.uk/>

The main town of Scarinish, with further amenities such as the Co-op, bank, post office, hotel and ferry, is located around only a mile away from Kirkapol. The Isle of Tiree is the most westerly of the Inner Hebrides. Relatively small and very flat with only three small hills and no woodland, the island is approx. 12 miles long by 3 miles wide. Known as the 'Sunshine Isle', Tiree benefits from the warm Gulf Stream and enjoys a mild climate with some of the highest levels of sunshine in the British Isles. Famed for its beautiful beaches, the island is host to the annual Tiree Wave Classic which attracts some of the worlds best surfers, and the ever-popular Tiree Music Festival, which attracts tourists in abundance. There is also a doctor's surgery, veterinary surgery and garage on the island. The journey from Oban takes around 3.5 hours by boat, with regular flights available from Glasgow and Connel airports taking approximately one hour.

- Attractive Traditional Dwellinghouse
- Stunning Countryside and Sea Views
- Idyllic Rural Island Location
- Lounge with Multi-Fuel Stove
- Kitchen/Diner & Utility Room
- 5 En-Suite Bedrooms & Cloakroom
- Double Glazing & Electric Heating
- Self-Contained Fully Equipped One Bedroom Apartment
- Two Fully Equipped Wooden Pods
- Large Garden with Private Parking
- EPC Rating: F 35

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Kirkapol House

Entrance Porch 2.2m x 2.0m

With UPVC and glass entrance door. Window to side. Door to hallway. Tiled flooring.

Hallway

Stairs to upper level. Two built-in cupboards. Doors to lounge and cloakroom.

Lounge 8.4m x 4.0m

With windows to front. Feature multi fuel stove. Door to kitchen/diner.

Kitchen/Diner 7.7m x 2.6m

With windows to rear. Fitted with modern, sage green coloured shaker-style kitchen units, offset wooden work surfaces. Integral oven, with electric hob and cooker hood over. Black coloured splashback. Integrated dishwasher and fridge freezer. White ceramic sink unit. Door to utility room.

Utility Room 3.3m x 2.4m

With UPVC and glass entrance door and Velux windows to rear. Fitted off-white wall units. Plumbing for washing machine.

Cloakroom 2.6m x 0.9m

Fitted with white suite of WC and wash hand basin. Tiled splashback.

Box Room/Linen Storage 2.6m x 1.6m

With fitted shelving.

Upper Level

Landing 2.9m x 1.0m

With Velux window to front. Door to hallway.

Hallway 8.0m x 1.0m

Doors to five en-suite bedrooms.

Bedroom 4.2m x 3.0m

With two windows to rear. Built-in wardrobe. Door to en-suite shower room.

En-Suite Shower Room 1.8m x 1.6m

Fitted with modern white suite of WC, wash hand basin and

fully tiled shower cubicle, with electric shower. Tiled splashback. Underfloor heating to tiled floor.

Bedroom 3.0m x 2.7m

With window to rear. Fitted wardrobe. Door to en-suite shower room.

En-Suite Shower Room 1.8m x 1.6m

Fitted with white suite of WC, wash hand basin and fully tiled shower cubicle, with electric shower. Tiled splashback.

Bedroom 5.1m x 2.9m

With window to rear. Door to en-suite shower room.

En-Suite Shower Room 1.9m x 1.5m

Fitted with modern white suite of WC, wash hand basin and fully tiled shower cubicle, with electric shower. Underfloor heating to tiled floor.

Bedroom 3.7m x 3.4m

With windows to front. Door to en-suite bathroom.

En-Suite Bathroom 2.9m x 2.6m

With window to front. Fitted with modern white suite of WC and wash hand basin. Large grey and white roll top bath.

Bedroom 2.8m x 2.6m

With window to front. Doors to large walk-in cupboards. Please note, both cupboards were previously two separate en-suite shower rooms. The owners had planned to renovate the two rooms in to one large room and create a new en-suite facility. Plumbing is in place for work to be carried out.

Cupboard/Previous En-Suite 2.0m x 1.7m

Cupboard/Previous En-Suite 1.8m x 1.7m

Apartment

Lounge 6.6m x 4.5m

With UPVC and glass entrance door. Windows to front and rear. Feature electric fire set on tiled hearth with wooden overmantle. Door to kitchen/diner.

Kitchen/Diner 4.0m x 3.0m

With window to front. Fitted with modern grey coloured,

shaker-style kitchen units, offset with wood effect work surfaces. Integral oven with electric hob and stainless steel cooker hood over. Stainless steel sink unit. Integral fridge freezer. Tiled flooring with underfloor heating.

Bedroom 2.9m x 2.6m

With window to rear. Fitted wardrobe. Door to en-suite shower room.

En-Suite 2.6m x 1.9m

Fitted with modern white suite of WC, wash hand basin, and fully tiled shower cubicle, with mains shower. Tiled floor. Heated towel rail.

Pods

Two identical fully equipped wooden pods situated in the garden with spectacular sea views a few steps from the beach. With open plan living and bedroom area, with shower room, the pods are part of a successful self-catering business.

Open-Plan Living & Bedroom Area 4.8m x 2.6m

With window to rear. Fitted with white shaker-style kitchen unit, offset with wood effect work surface. Electric hob with stainless steel splashback. Stainless steel sink unit. Laminate flooring. Door to shower room.

Shower Room 1.3m x 1.3m

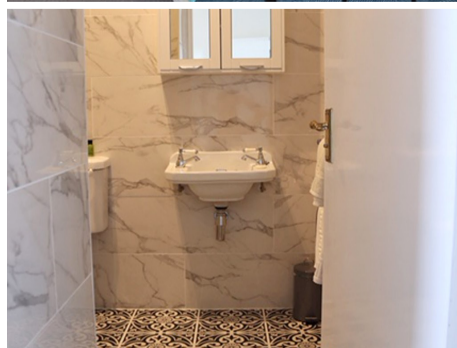
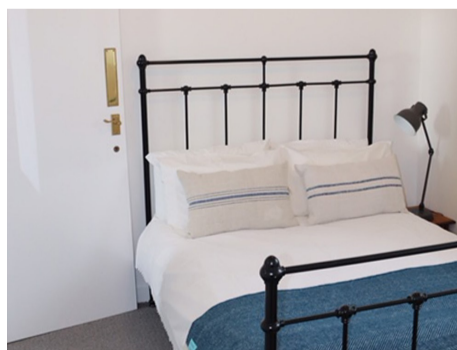
Fitted with modern white suite of WC, wash hand basin and fully wet walled shower cubicle with electric shower. Laminate flooring.

Garden

Kirkapol House benefits from large garden grounds to the front, rear and sides. The garden grounds are laid to lawn with a surrounding wire and wooden fence, offset with paved pathway, patio and decking areas. There is private parking to the front of the property.

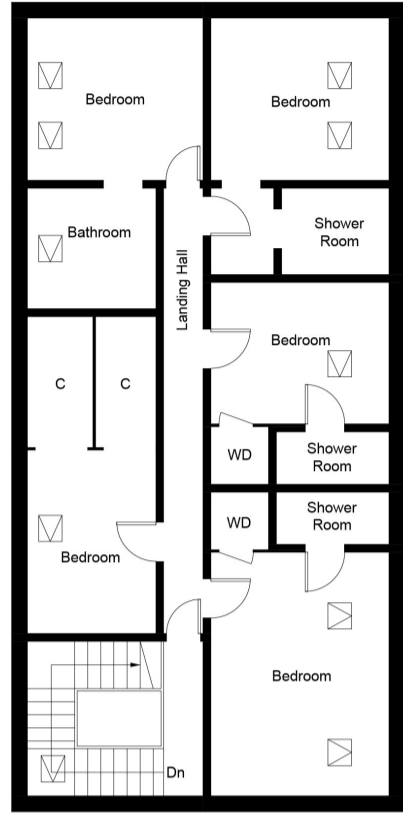
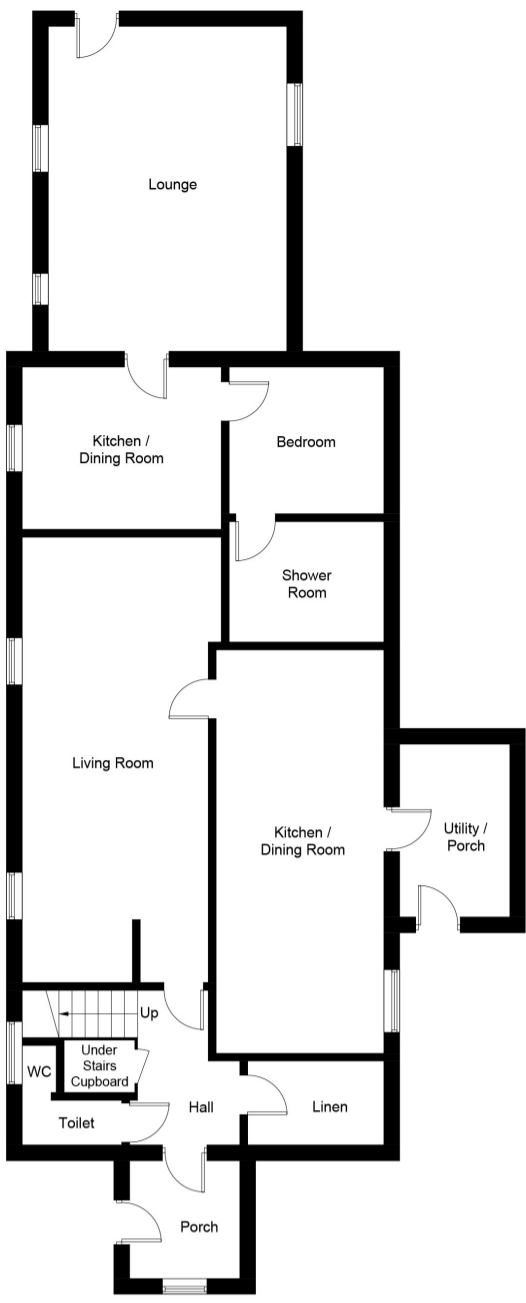
Travel Directions

From the pier, proceed along Pier Road for half a mile, turning right at the junction on to the B8068 road. Continue on this road for about one mile, turning right at the junction on to the B8069 road. Proceed on this road past Tíree Lodge Hotel, and Kirkapol House is the first house on the left.



Apartment & Pods

Floor Plan



Title Plan
The area outlined red indicates the title for sale.



Nearby Gott Bay



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5).