



THE WATERHOUSE | CAOLIS | ISLE OF TIREE | PA77 6TS

OFFERS OVER: £550,000

Occupying an outstanding position, with private access to the white sandy beach at Caolis, and enjoying stunning sea and countryside views of the Gunna Sound, the sale of The Waterhouse offers a striking, architect-designed detached longhouse, set in its own large garden grounds with ample off-road parking. This most impressive modern property is in excellent order, beautifully presented and provides generously-sized accommodation, conveniently arranged over two levels, whilst benefiting from double glazing and air source central heating. The bright, triple-aspect open-plan lounge kitchen and dining room, with two sets of expansive patio doors overlooking the beach and sea, boasts an impressive wood burning stove, quality fitted kitchen with granite work surfaces and integral appliances, a mixture of oak and tiled flooring, and a beautiful mezzanine bedroom with glass balustrade over, is a most attractive feature and is flooded with natural light. The remainder of the property comprises a utility room, four bedrooms, one of which offers a contemporary en-suite shower room, and a separate contemporary family bathroom, all neutrally decorated with the same quality oak or tiled flooring throughout. Occupying generous garden grounds, the sale also includes two garden sheds. Due to the size and location, the property would make a fantastic family home, an idyllic holiday retreat or an excellent investment opportunity for the buoyant premium self-catering market. Please note, the furniture is available at separate negotiation.

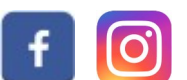
Caolis is located around 5 minutes drive, from Tiree Lodge Hotel, and around 10 minutes drive to the main town of Scarinish, which offers amenities such as the Co-op, post office, bank, hotel and ferry. The Isle of Tiree is the most westerly of the Inner Hebrides. Relatively small and very flat with only three small hills and no woodland, the island is approximately 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 both primary and secondary education on the Island, shops including two grocery stores and a doctors' surgery, bank, garage and veterinary surgery. The journey from Oban takes around 3.5 hours by boat, with regular flights available from Glasgow and Connel airports taking approximately one hour.

- Striking Architect-Designed Detached Longhouse with Private Access to Caolis Beach
- Idyllic Rural Island Location by the Sea with Incredible Breath-Taking Views
- In Excellent Order & Beautifully Presented
- Modern Open-Plan Lounge, Kitchen & Dining Room with Wood Burning Stove
- Utility Room
- 4 Bedrooms (Principal En-Suite) & Contemporary Bathroom
- Double Glazing & Air Source Heating - Underfloor to Ground Level
- Garden of around 0.25 Acres
- Decked Patio Area, 2 Garden Sheds & Private Parking
- EPC Rating: C 78

MacPhee & Partners

First Floor, 26 George Street, Oban, PA34 5SB

01631 565 251 :: property@macphee.co.uk :: www.macphee.co.uk



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Entrance Vestibule 1.7m x 1.5m

Entrance door with frosted glazed panel. Tiled flooring. Doors to utility room and open-plan lounge, kitchen & dining room.

Utility Room 3.4m x 1.7m

With window to rear. Fitted with quality, pale grey-coloured modern kitchen units, offset with wood effect work surfaces. Stainless steel sink unit. Tiled splashback. Plumbing for washing machine. Built-in storage cupboard with oak sliding doors. Tiled flooring.

Open-Plan Lounge, Kitchen & Dining Room 9.2m x 5.5m

With two large sets of fully glazed patio doors and window to front sea views, plus windows to side and rear. Stairs to upper level. Double height ceiling in lounge with mezzanine bedroom over the kitchen & dining area. Feature wood burning stove set on slate hearth. Fitted with quality, pale grey-coloured modern kitchen units, offset with granite work surfaces and under-mounted stainless steel sink unit. Integral ovens. Gas hob. Stainless steel extractor chimney over. Integral dishwasher and fridge/freezer. Built-in understair cupboard. Oak flooring and feature oak ceiling beam in the lounge, and tiled flooring in the kitchen & dining room area.

Hallway 3.5m x 1.0m

Tiled flooring. Doors to bedrooms and bathroom.

Bedroom 3.4m x 2.6m

With window to sea views. Oak flooring.

Bedroom 3.7m x 3.0m

With window to sea views. Oak flooring.

Bathroom 4.0m x 1.7m

With frosted window to rear. Fitted with contemporary white suite of WC, wash hand basin, bath with shower attachment and tiled splashback, and fully tiled shower cubicle with mains shower. Tongue-and-groove splashback and tiled flooring. Heated towel rail.

Upper Level

Landing

With Velux window to front views. Built-in cupboard. Oak flooring. Doors to bedrooms.

Mezzanine Bedroom 5.3m x 4.6m

With two Velux windows to front and glass balustrade overlooking the lounge. Built-in cupboard. Oak flooring.

Principal Bedroom 4.6m x 4.6m

With Velux window to front views. Built-in cupboards. Oak flooring. Door to en-suite shower room.

En-Suite Shower Room 7.8m x 1.9m

With Velux window to front views. Fitted with contemporary white suite of WC, wash hand basin and fully tiled shower cubicle, with mains shower. Tongue-and-groove splashback. Tiled flooring. Heated towel rail.

Garden

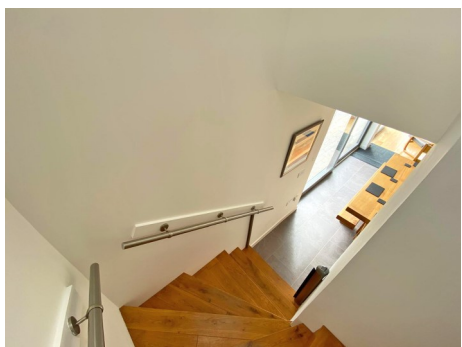
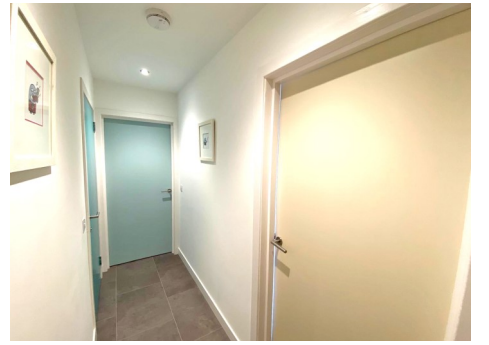
The property enjoys generous garden grounds of around 0.25 acres, with private access to the beach, and ample off-road parking. The grounds are laid to lawn, offset with an impressive raised wrap-around wooden deck, to three sides of the property. The sale includes two garden sheds.

Travel Directions

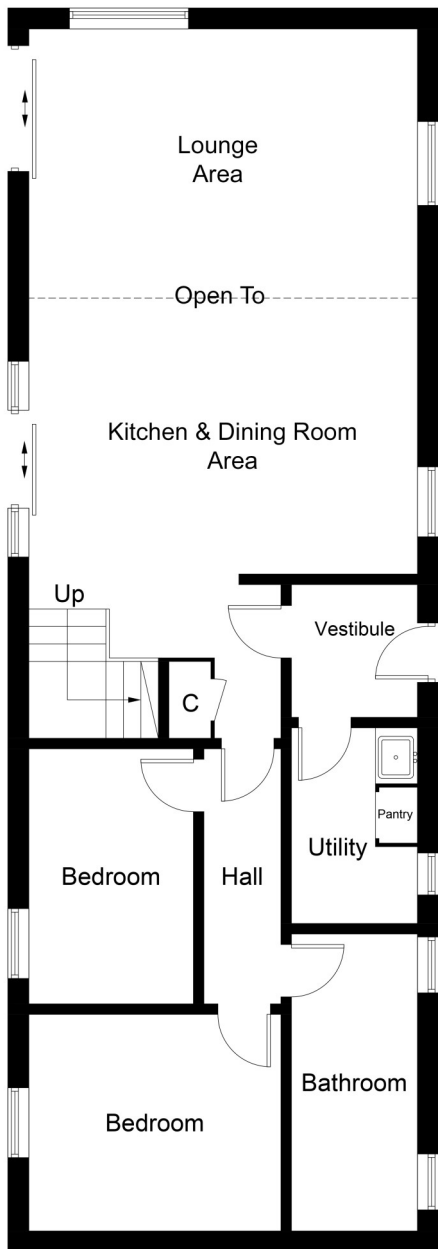
From the pier, proceed along Pier Road for half a mile, turning right at the junction on to the B8068 road. Continue on this road for about one mile, turning right at the junction on to B8069 road, then continue on this road for about four miles. Pass the red phone box (located on the right hand side of the road), cross the cattle grid and turn directly left. Continue straight ahead on this road for around half a mile, crossing two further cattle grids, then turning right directly before the third cattle grid. The Waterhouse is at the end of this track, heading towards the beach, first on the left.

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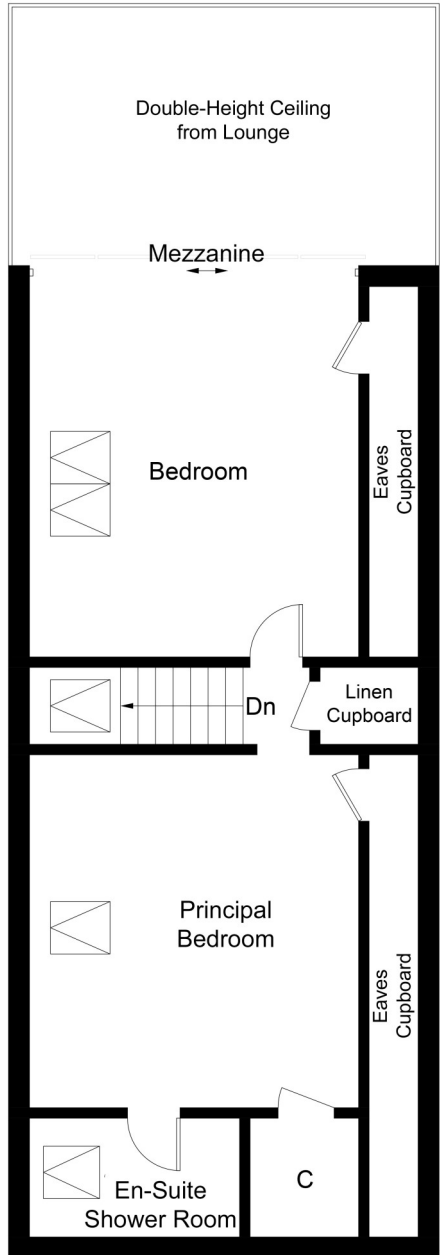




Floor Plan



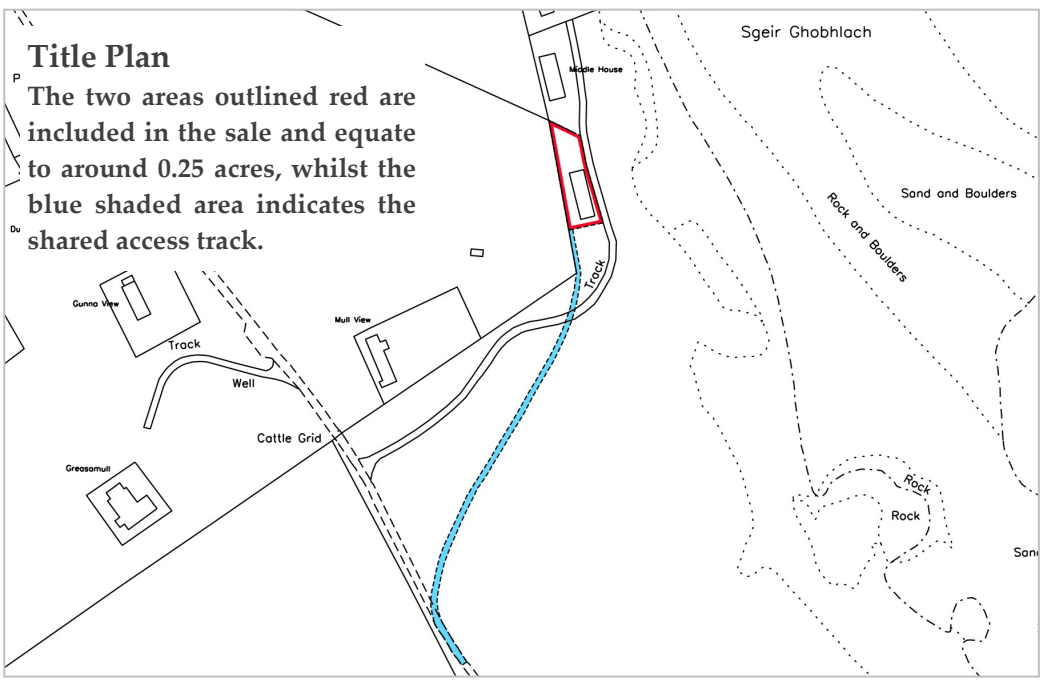
Ground Floor



First Floor

Title Plan

The two areas outlined red are included in the sale and equate to around 0.25 acres, whilst the blue shaded area indicates the shared access track.



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)'.