



**1 SCHOOL STREET, MAIN HOUSE & COTTAGE
PORT CHARLOTTE, ISLE OF ISLAY, PA48 7TW**

OFFERS OVER £410,000

Port Charlotte is arguably the most picturesque of three main villages on the idyllic Isle of Islay, famous for its whisky. 1 School Street is set in the historic conservation area with a host of convenient amenities. A few minutes' walk away are the local shop containing a post office and petrol station, two hotels, a renowned fish restaurant, dispensing GP practice, and an award-winning primary school. It also has excellent bus links to the rest of the isle including Bowmore, making this an ideal location for family living.

Stewart Balfour & Sutherland
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Immaculate accommodation in walk-in condition

- Impressive family home and cottage with income potential
- Main House: 2 receptions, kitchen, 3 bedrooms (master en-suite) and bathroom
- Holiday Cottage: Lounge/kitchen, utility room, 2 bedrooms, bathroom and shower room
- In walk into condition
- Large outbuildings
- Views of Loch Indaal
- Local amenities nearby
- Early viewing a must

The main house is part of the original settlement dating back to the 1820s and retains cottage charm and period features. It consists of a good-sized living room and large kitchen-dining room on the ground floor and two bedrooms, the master with an en-suite shower room and toilet, and a family bathroom and WC on the upper floor. There are two open fires to keep cosy in the winter, one of which connects to a back boiler which heats the radiators upstairs.

School Street Cottage was built 16 years ago and provides a modern comfortable addition with oil powered underfloor heating. It is deceptively well-sized with an open plan living space, a utility room, and WC with rainforest shower downstairs. Upstairs, there are two double bedrooms and family bathroom. The upper floor boasts stunning views down across Port Charlotte towards the sea loch. This enables an option of flexible family living or a possible holiday rental business with reliable income potential.

This is a unique opportunity to not just reside in a stunning historic part of Port Charlotte but also comes with an extensive plot providing a range of income generating possibilities.

Early viewing is a must!



SCHOOL STREET COTTAGE





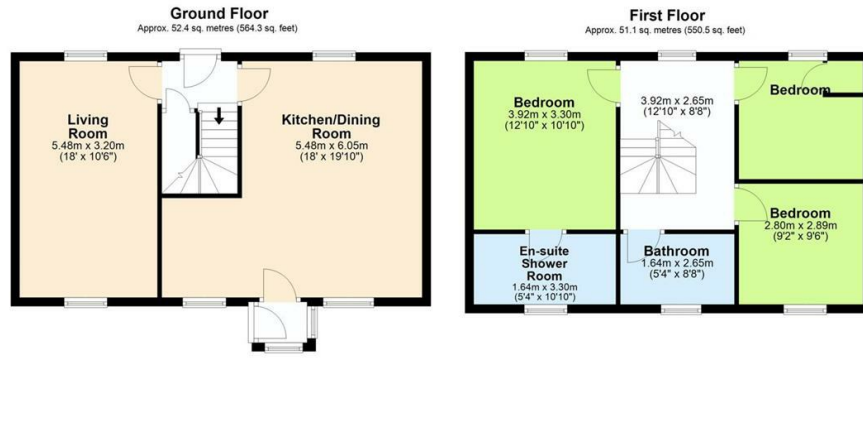
Outside there is a large yard area with flowering borders and sun house ideal for those warmer days. For those keener gardeners, the lane adjacent to the property leads on to the local allotments.

The byre at the front has ample space for a parked car and contains decent workspace along with coal/wood bunkers.

The larger barn at the back of the property was previously a working commercial garage and therefore has a running water with WC and phase-3 power supply. This provides another significant business opportunity on site either as a very generously sized workshop or it could offer further scope for development.



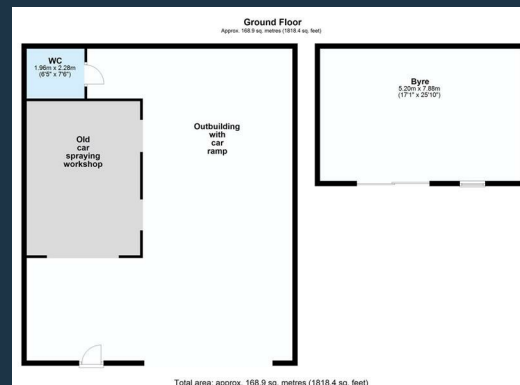
MAIN HOUSE



COTTAGE



OUTBUILDING



NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time. These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not

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