



## THE BEACH HOUSE | CAOLIS | ISLE OF TIREE | PA77 6TS

### OFFERS OVER: £495,000

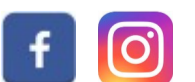
Occupying a spectacular location, mere steps from the white sandy beach at Caolis, and boasting stunning sea views of the Gunna Sound and surrounding countryside, the sale of The Beach House presents a rare opportunity to purchase an extended, traditional detached blackhouse, set within its own garden grounds, with private parking and large boatshed. The property is in excellent order, beautifully presented, and benefits from double glazing, electric heating and a multi-fuel stove. Offering spacious accommodation, conveniently arranged over two levels, the property comprises a lounge, dining kitchen, generous utility room, and contemporary shower room on the ground floor, whilst the upper level is served by two separate internal staircases, leading to four double bedrooms and a modern bathroom, providing very flexible space. Flooded with natural light, this bright property would be ideally suited to a permanent home, as an idyllic holiday retreat, or as an investment property for the very buoyant self-catering market. Please note that Planning Permission in Principle was granted for alterations and extension to the property on 2nd December 2019 (Ref 19/01925/PP), however this has now lapsed - it would be up to the successful purchaser to reapply should they wish.

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.

- Stunning Extended Traditional Detached Blackhouse with Incredible Breath-Taking Views
- Idyllic Rural Island Location by the Sea
- In Excellent Order & Beautifully Presented
- Modern Open-Plan Kitchen/Diner and Formal Dining Room with Multi-Fuel Stove
- Lounge & Utility Room
- 4 Bedrooms, Shower Room & Bathroom
- Double Glazing & Modern Electric Heating
- Garden around 0.2 Acres with Large Boat Shed
- Private Driveway & Access to the Beach
- Lapsed Planning Permission in Principle for Alterations & Extension
- EPC Rating: E 53

#### MacPhee & Partners

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**Open Plan Kitchen/Diner & Formal Dining Area 8.7m x 3.5m**

With glazed, white UPVC entrance door and windows to sea views. Wooden stairway to upper level. Fitted with modern white country-style kitchen units, offset with cream coloured work surfaces and generous fitted breakfast bar. Integral electric oven. Electric hob with stainless steel extractor chimney over. Stainless steel sink unit. Tiled splashback. Integral dishwasher. Feature multifuel stove set on slate hearth. Laminate flooring. Door to utility room.

**Utility Room 4.5m x 2.3m**

With white UPVC and glass entrance door. Open to hallway. Fitted with modern white country-style kitchen units, offset with cream coloured work surfaces. Stainless steel sink unit with tiled splashback. Plumbing for washing machine.

**Hallway 2.3m x 2.2m**

With stairs to upper level and built-in understair cupboard. Window to sea views and doors to shower room and lounge. Tiled flooring.

**Shower Room 2.3m x 2.2m**

With window to rear. Fitted with contemporary white suite of WC, wash hand basin and large, fully tiled shower cubicle, with mains shower. Heated towel rail. Tiled flooring.

**Lounge 4.5m x 4.2m**

With picture window to front. Tiled flooring.

**Upper Level**

**Landing 2.8m x 1.5m**

With Velux window to sea views and wooden flooring. Doors to bedrooms and bathroom.

**Bedroom 4.7m x 2.8m**

With Velux window to front. Wooden flooring.

**Bedroom 4.7m x 3.2m**

With Velux window to front. Wooden flooring.

**Bathroom 3.1m x 1.6m**

With Velux window to rear. Fitted with contemporary white suite of WC, wash hand basin, and bath with shower over. Tiled splashback. Heated towel rail. Laminate flooring.

**Bedroom 4.9m x 4.0m (accessed from the hallway staircase)**

With Velux window to sea views. With door to adjoining bedroom.

**Bedroom 4.3m x 4.0m (currently used for storage)**

With Velux window to sea views and window to side.

**Garden**

The Beach House benefits from garden grounds, equating to around 0.2 acres with direct access to the beach. The garden grounds are laid to lawn with a surrounding wire and wooden fence, offset with mature hedging. The property also benefits from a large boat house. There is private parking to the side of the property, which can be accessed from tracks from both the north and south.

**Boat House 9.0m x 3.5m**

With double entrance doors, two windows to side and door to rear. Height at highest point is 2.7m. Concrete floor. With light and power.

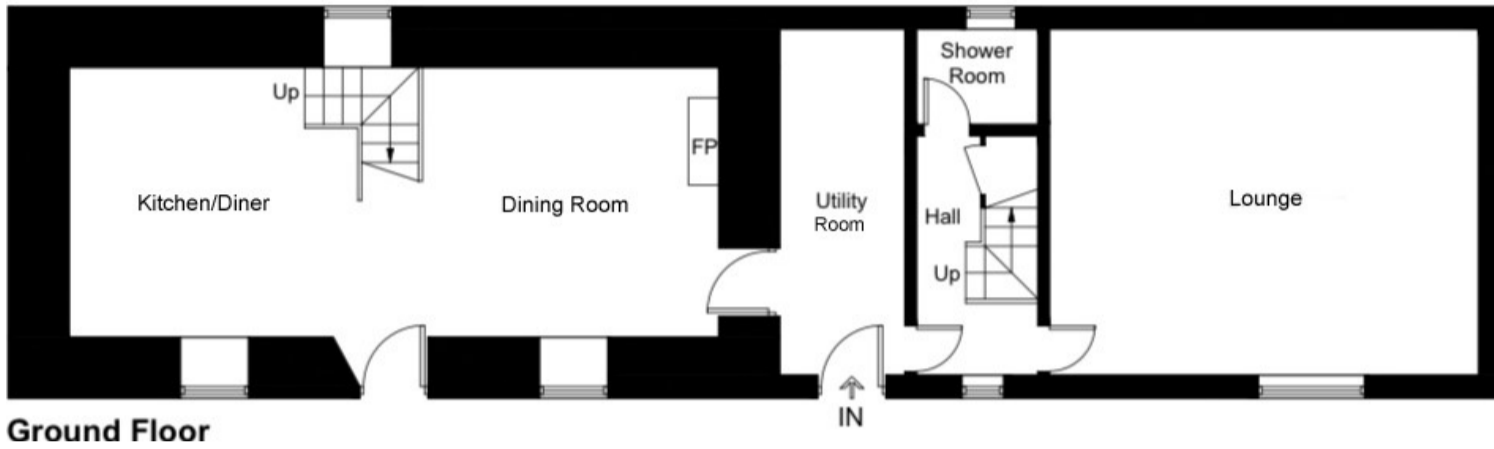
**Travel Directions**

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 Beach House is in at the end of this track, heading towards the beach, third and last on the left.



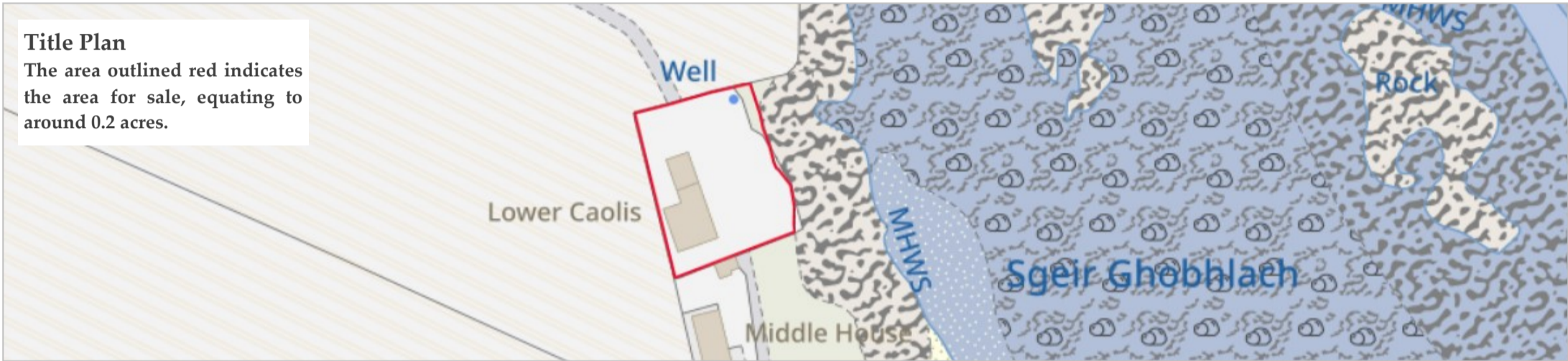


Floor Plan



Title Plan

The area outlined red indicates the area for sale, equating to around 0.2 acres.



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 6).