



**CEOL NA MARA
BRUICHLADDICH, PA49 7UN**

OFFERS IN EXCESS OF £380,000

Stewart Balfour and Sutherland are delighted to bring to the market this impressive family home that offers great character, superb views and a large garden. This property has to be one of the nicest available on Islay at the moment and early viewing is highly recommended.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
SBS Edingtons WS
SBS Property Shop

CEOL NA MARA

- Two fantastic front facing reception rooms
- Large family kitchen
- Stunning staircase and great views
- 4 Double bedrooms, En-suite to master
- Large gardens with outbuildings
- Early viewing a must



Ceol Na Mara, Bruichladdich a perfect place to be....

With large reception rooms, attractive Georgian features, great views and a large garden with outbuildings that could make a great business unit (subject to planning), this home has everything you could wish for and more. Located in a sought after village location near to the world famous distillery of the same namesake and just a hop skip and a jump to the tranquil shoreline, this property is sure to appeal to a wide range of buyers and early viewing is a must.

On entering this impressive home the first area is the spacious front facing vestibule which is a great place to cast off outdoor gear and shoes and also boasts a wonderful view. This in turn leads into a spacious inner hallway where all of the principal accommodation can be accessed from. To the right a large formal sitting room is located and boasts plenty of space for furniture and also has an attractive multi-fuel stove which creates a lovely centrepiece in the room. On the opposite side of the hallway there is an further equally impressive family room which has an open fire and again boasts great views to the front. A doorway leads from this room and a passageway with storage also leads from the hallway into the impressive family kitchen which boasts a wide range of built in storage cupboards and offers plenty of space for dining. From the kitchen a further hallway leads to the ground floor WC and also a large utility room / boot room.

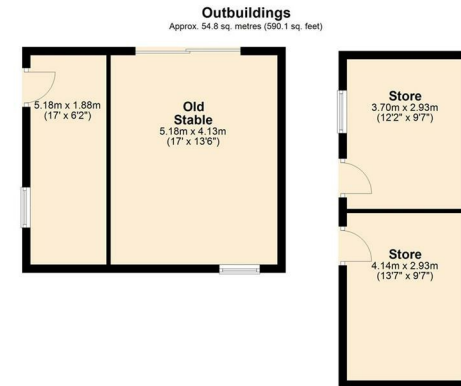
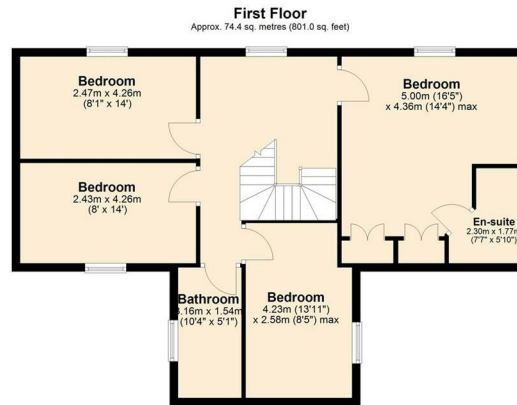
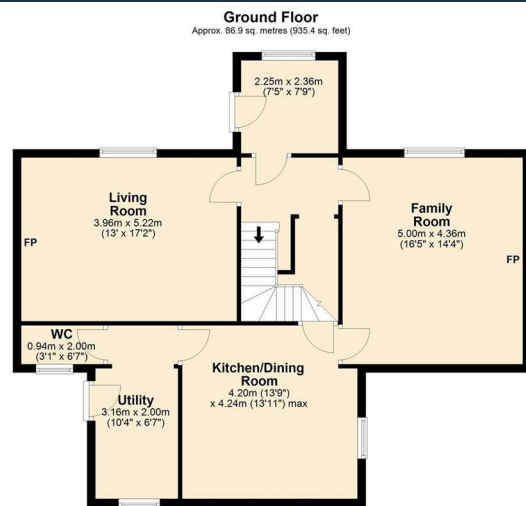
A beautiful staircase rises to the first floor landing onto a stunning landing area which is a great spot to watch the world go by with a coffee or could be a perfect spot for a home office. There are 4 large double bedrooms located on this floor, some of which are being used as craft rooms at the moment and the master enjoys the benefits of a modern en-suite shower room and the internal accommodation is completed by a bright family bathroom.

Externally there are landscaped gardens to the front of the property and to the rear the gardens are vast, while being relatively low maintenance. As previously mentioned there are several substantial stone and slate roof outbuildings that after a programme of refurbishments and permissions being sought and gained could be developed.

Overall, the beauty, symmetry and location of this property is superb and **EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.**







Total area: approx. 216.1 sq. metres (2326.4 sq. feet)



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 rely upon any statement, whether oral or written, made by the agents.

Campbeltown
Kinloch Hall
Lochend Street
PA28 6DL
Campbeltown
Argyll
PA28 6DL

01586553737
sales@sbsproperty.co.uk
sbsproperty.co.uk

Stewart Balfour & Sutherland
SBS Cameron Macaulay
SBS Edingtons WS
SBS Property Shop