



CAOL ILA CAOL ILA
ISLE OF ISLAY, PA46 7RJ

OFFERS OVER £450,000

Stewart Balfour & Sutherland are delighted to bring to the market this superb detached family home offering generous and flexible accommodation suitable for a wide variety of purchasers. This unique property enjoys attractive views towards the Paps of Jura and further benefits from a substantial cottage, formerly operated as a holiday let, together with extensive gardens, ample parking and a range of useful outbuildings.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
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- Spacious detached family home.
- Views towards the Paps of Jura.
- Flexible five-bedroom accommodation.
- Two en-suite bedrooms in main house.
- Former holiday cottage with income potential
- Extensive gardens, outbuildings and parking
- Close to Port Askaig and Caol Ila Distillery



Caol Ila, Caol Ila, Isle of Islay is a superb detached family home offering exceptionally spacious and versatile accommodation in an idyllic rural setting. Combining generous reception space with well-proportioned bedrooms, excellent outdoor space and an established cottage, this is a rare opportunity to acquire a lifestyle property with excellent home-and-income potential.

Approached via a large private driveway, the property immediately impresses with its peaceful setting. The principal residence sits to the left-hand side, framed by expansive gardens, while to the right are a variety of useful outbuildings providing excellent storage. Beyond these lies Gumtree Cottage, which was formerly operated as a successful holiday rental.

The main dwelling comprises a welcoming entrance porch, providing the perfect space for removing coats and boots after enjoying the many walks and outdoor pursuits available on Islay. This leads into an exceptionally spacious inner hallway, which provides access to all of the principal accommodation.

Positioned to the left is a generously proportioned dual-aspect living room, flooded with natural light and centred around an attractive feature fireplace, creating an ideal space for relaxing or entertaining.

Directly ahead, the spacious kitchen breakfast room provides an excellent family hub with ample space for dining and food preparation. The kitchen is fitted with an extensive range of wall and base units and enjoys access to a useful rear porch.

The ground floor further benefits from two large double bedrooms together with an additional versatile reception room which could equally serve as a fifth bedroom, formal dining room or home office. Several deep storage cupboards are thoughtfully positioned throughout the ground floor, while an attractive family shower room completes the accommodation on this level.

A staircase rises to the first-floor landing, which provides access to two impressive double bedrooms. Both enjoy spacious en-suite bathroom facilities, while extensive eaves storage and a number of built-in cupboards provide excellent practical storage for modern family living.

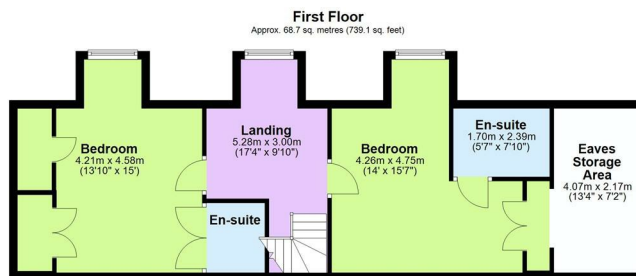
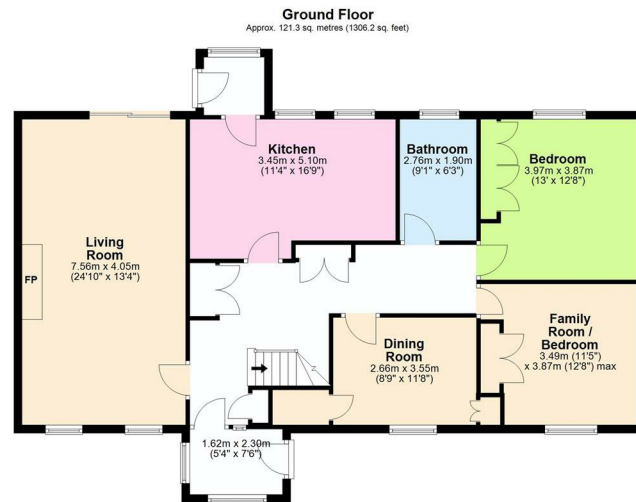
As previously mentioned, Gumtree Cottage was formerly operated as a successful holiday rental and offers particularly generous accommodation. The cottage briefly comprises a large central open-plan living, dining and kitchen area, creating an excellent entertaining space, while two substantial double bedrooms are positioned on either side, both benefitting from en-suite bathroom facilities. The cottage offers excellent flexibility for guest accommodation, multi-generational living or future income potential. Prospective purchasers should note that, whilst the cottage has previously been used as a holiday let, a new short-term holiday let licence will require to be obtained before it can lawfully be operated as a short-term holiday letting business again.

Externally, the property enjoys beautifully maintained gardens extending predominantly to the front of the house, incorporating generous lawned areas and attractive patio spaces which provide ideal locations for outdoor dining and entertaining. The extensive driveway offers parking for numerous vehicles, making the property equally suitable for larger families or those welcoming guests.

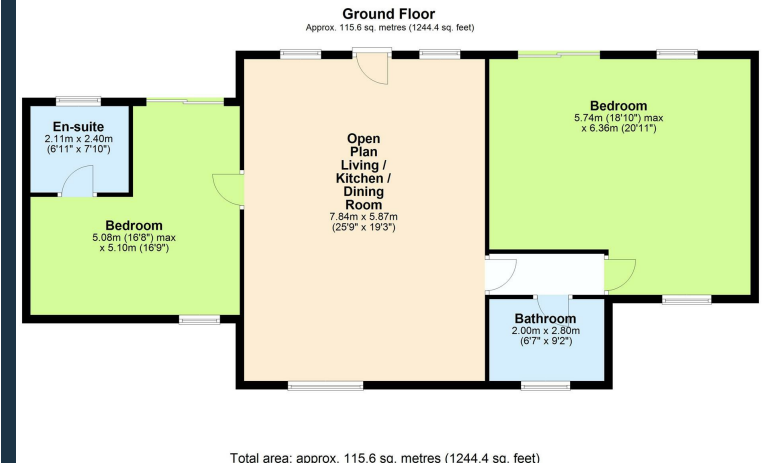








Total area: approx. 190.0 sq. metres (2045.3 sq. feet)



Total area: approx. 115.6 sq. metres (1244.4 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

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