

THE OLD SMIDDY, DRIMNIN



MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

GUIDE PRICE: £395,000



KEY FEATURES

Stunning elevated bamboo composite wraparound decking with contemporary glass balustrades

Private driveway providing convenient off-street parking

Direct access to the shoreline and waterfront surroundings

Spectacular panoramic Sea views

Spacious three-bedroom accommodation including principal en-suite bedroom

Bright and welcoming interiors throughout

Lounge with charming open fire and dining area with a Clearview log burner

Oil central heating and newly installed double glazing (February 2026)

Energy Performance Rating C (69)

Council Tax Band D

Freehold tenure

Idyllic coastal setting on the picturesque Morvern Peninsula

DESCRIPTION

An exceptional coastal residence enjoying an enviable waterfront setting in the picturesque village of Drimnin on the Morvern Peninsula. Occupying an elevated position with breathtaking panoramic views across the Sound of Mull, this detached home offers a rare opportunity to acquire a peaceful Highland retreat surrounded by spectacular natural scenery.

The property is enhanced by an impressive wraparound bamboo deck with contemporary glass balustrading, perfectly designed to maximise the stunning Sea views and create a superb outdoor entertaining space. Internally, the home is bright and welcoming, with large windows allowing an abundance of natural light while framing the ever-changing coastal outlook. The spacious lounge features an attractive open fire. There is a Clearview log burner within the dining area.

Further benefits include newly installed double glazing fitted in February 2026, enhancing both energy efficiency and comfort throughout the property.

Combining modern comfort with an outstanding waterside location, could be suitable as a permanent home, luxury holiday retreat or investment opportunity.

ACCOMMODATION: Entrance, Utility, Kitchen— Diner, Lounge, Family Bathroom, Three Bedroom one En-suite.

LOCATION/AMENITIES

Situated in the peaceful and picturesque hamlet of Drimnin on the stunning Morvern Peninsula, this property enjoys a truly idyllic West Coast setting with breathtaking views across the Sound of Mull. Renowned for its unspoilt natural beauty, Drimnin offers a rare sense of tranquillity and seclusion while remaining accessible to nearby Highland amenities.

The surrounding area is a haven for outdoor enthusiasts, with excellent opportunities for walking, cycling, wildlife spotting, fishing and kayaking right on the doorstep. The nearby ferry connections provide easy access to the Isle of Mull and the charming coastal town of Tobermory, while Lochaline offers local shop, cafés, a hotel, medical facilities and everyday conveniences.

Drimnin Estate and the wider Morvern Peninsula are celebrated for their dramatic coastline, ancient woodland and rich wildlife, including otters, red squirrels and deer, making the area ideal for those seeking a relaxed lifestyle immersed in nature

DIRECTIONS: THE OLD SMIDDY, DRIMNIN, OBAN, PA80 5XZ

From Fort William, head south on the A82 towards Corran Ferry. Cross via the Corran Ferry and continue on the A861 towards Strontian, following signs for Lochaline and the Morvern Peninsula. Proceed through Lochaline and continue on the B849 towards Drimnin. As you enter Drimnin at the 30MPH section pass the houses on the left, take the first left, signposted Bunavoulin / SeaViewfollow the road down and the Old Smiddy is on the left hand side.

ENTRANCE 1.79m x 1.17m

laminate flooring, leads to the utility

UTILITY 1.63m x 2.38m

Fitted with a range of base and wall-mounted units, complementary work surfaces and stainless steel sink with drainer. The room benefits from laminate flooring, space and plumbing for white goods, and excellent additional storage.



KITCHEN 3.56m x 2.90m

Well-appointed fitted kitchen featuring integrated hob, double oven and extractor fan which is complemented by dark marble-effect work surfaces and splashbacks. Laminate flooring and a large picture window allowing an abundance of natural light while enjoying pleasant views.



DINER 3.43m x 2.80m

Spacious dining area enjoying stunning coastal views finished with laminate flooring, a Clearview log burner and sliding glass doors leading directly on to the decking.



LOUNGE 4.97m x 4.51m

Bright and spacious room enjoying breathtaking sea views, finished with laminate flooring and a charming open fire creating a warm and welcoming atmosphere.

FAMILY BATHROOM 2.99m x 2.53m

Family bathroom fitted with a bath incorporating overhead shower and contemporary wet wall surround. Finished with laminate flooring and complemented by a towel rail.



BEDROOM 2.89m x 2.99m

Well-proportioned double bedroom featuring built-in wardrobe storage complete with hanging rail and shelving, finished with laminate flooring.



BEDROOM 3.00m x 3.86m

Spacious master bedroom enjoying breathtaking loch views, featuring built-in mirrored sliding wardrobes complete with hanging rail and shelving, and finished with laminate flooring



ENSUITE 2.31m x 3.00m

Spacious en-suite bathroom fitted with a separate bath and shower enclosure with curved sliding doors, finished with laminate flooring.



BEDROOM 4.08m x 2.71m

Front-facing double bedroom featuring laminate flooring, built-in wardrobe storage and views across the garden grounds.



EXTERNAL

The property is set within beautifully maintained garden grounds enjoying an enviable elevated waterfront position with breathtaking panoramic views across the Sound of Mull. A substantial wraparound bamboo composite deck with contemporary glass balustrading provides exceptional outdoor entertaining space and perfectly captures the stunning coastal outlooks.

The gardens are mainly laid to grass with mature trees and colourful planting. There is direct access towards the shoreline.

To the front, a generous gravel driveway provides ample off-street parking for several vehicles. The exterior of the property is beautifully presented and enjoys a wonderful blend of open coastal scenery and tranquil woodland surroundings.



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