



THE BREWER'S HOUSE 6 DISTILLERY COTTAGE LAGAVULIN, ISLE OF ISLAY, PA42 7DX

OFFERS OVER £325,000

*** CLOSING DATE SET FOR 12 NOON ON TUESDAY 18TH AUGUST ***

Stewart Balfour and Sutherland are delighted to bring to the market Brewer's House. Conveniently located close to Port Ellen, this home provides easy access to local amenities while maintaining a peaceful setting. With no onward chain, this property is ready for you to make it your own. Whether you are looking for a family home or a tranquil retreat, this house in Lagavulin is a wonderful opportunity not to be missed.

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THE BREWER'S HOUSE 6 DISTILLERY COTTAGE

- Spacious open-plan living area • Large kitchen with utility room • Three double en-suite bedrooms • Expansive gardens with outbuildings • Potential house plot available (subject to planning) • Located near Port Ellen • No onward chain for quick sale • Ideal family home in Lagavulin



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The Brewer's House, 6 Distillery Cottage, Lagavulin, Isle of Islay

Nestled within the picturesque hamlet of Lagavulin on the stunning Isle of Islay, The Brewer's House is a spacious and beautifully presented family home that combines contemporary comfort with an enviable coastal setting. Offering generous accommodation throughout, extensive gardens, substantial outbuildings, and breathtaking scenery, this exceptional property represents a rare opportunity to acquire a versatile home in one of Scotland's most sought-after island locations.

The heart of the home is the impressive open-plan living and dining room, a bright and welcoming space perfectly suited to modern family living and entertaining. Complementing this area is a substantial conservatory which enjoys delightful views across the extensive front gardens and the rolling countryside beyond, creating a wonderful space in which to relax and enjoy the changing island landscape throughout the seasons.

The generously proportioned kitchen breakfast room is fitted with an excellent range of wall and base units, providing ample storage and workspace. Large windows flood the room with natural light while framing attractive views over the side gardens. Adjoining the kitchen is a highly practical utility area together with a convenient ground floor WC, enhancing the functionality of this well-designed home.

One of the standout features of The Brewer's House is the superb bedroom accommodation. All three bedrooms benefit from their own en-suite facilities, providing comfort, privacy, and convenience for family members and guests alike. This thoughtful layout makes the property equally suited to family occupation, visiting guests, or potential holiday accommodation use.

Externally, the property continues to impress. The extensive grounds offer tremendous flexibility and potential, with several substantial outbuildings currently providing excellent storage and workshop space. These buildings could be adapted for a variety of uses or removed altogether to create even larger landscaped gardens if desired.

To the far end of the garden lies an area currently utilised for boat storage, which may offer future development potential, subject to the necessary consents. A further large timber outbuilding is also located within the grounds, adding to the property's versatility and appeal.

A charming garden path leads from the side gardens towards the upper boundary, where magnificent coastal vistas await. From this elevated position, residents can enjoy spectacular views of Islay's dramatic coastline and surrounding seascape, providing a constant reminder of the property's exceptional island setting.

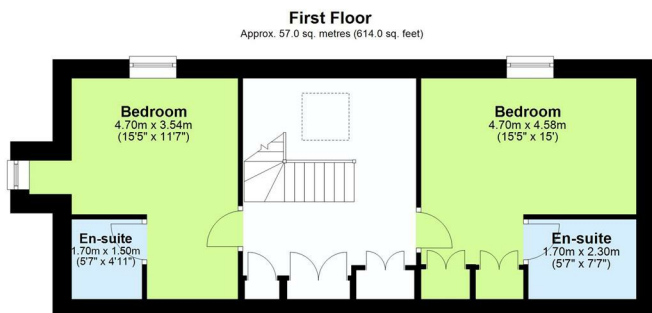
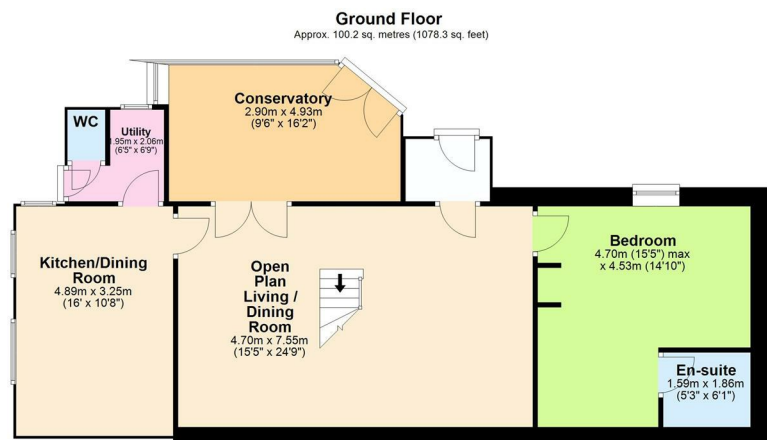
Situated just a short distance from Port Ellen and surrounded by some of Islay's most iconic scenery, The Brewer's House offers an outstanding combination of space, flexibility, and lifestyle appeal. Early viewing is highly recommended to fully appreciate everything this remarkable property has to offer.











Total area: approx. 157.2 sq. metres (1692.4 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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