



UPPER KILLEYAN FARM

THE OA, PA42 7AX

OFFERS OVER £550,000

Stewart Balfour and Sutherland are delighted to bring to the market this substantial family home which is located in an exceptional location on the beautiful Whisky island of Islay. It is only by viewing the property and its substantial outbuildings that it can be fully appreciated, and as properties such as this are very rarely available early viewing is highly recommended.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
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UPPER KILLEYAN FARM

- Truly breathtaking position nestled in rolling open countryside
- Stunning views in almost every direction
- Huge potential for development
- Large family home or ideal place for income generation
- No onward chain
- Once in a lifetime opportunity



Escape to Tranquility at Upper Killeyan Farm: Your Idyllic Retreat on The Oa

Set in a unique position within the RSPB nature reserve, prepare to be captivated by breathtaking surroundings and an unparalleled sense of peace and tranquillity. As the most southerly inhabited house in the Western Isles, one is offered uninterrupted views that stretch from Beinn Mhor and the pink hewn rocks across the bay below, to the Rathlin Island lighthouse and Northern Ireland beyond. A diverse range of bird wildlife are your constant companions as Choughs, Golden Eagles and migrating Geese come into view. Furthermore, the poignant American War Memorial, a prominent landmark on The Oa, stands as a testament to history and offers a moving place of reflection, with its circular walk along the magnificent clifftops easily accessible from your doorstep.

This elegant and spacious detached farmhouse provides a haven for family life and entertaining. Imagine hosting gatherings in the expansive reception areas, seamlessly flowing into the informal dining kitchen and practical ancillary rooms - all combining to create a truly wonderful home.

Beyond the main house lies an attractive courtyard and steading development, presenting a superb opportunity to create additional family accommodation or generate income, subject to the necessary permissions. However, it's the stunning natural setting and exceptional privacy that truly sets this property apart.

As you arrive via a shared private track, you'll be greeted by the farmhouse's bright and elevated position, overlooking easily maintained gardens. Predominantly laid to lawn with splashes of colour from borders and shrubs, the outdoor space offers a serene backdrop. Step through the useful front porch - the perfect spot to shed outdoor gear and soak in the distant views - and into a large, welcoming hallway, your gateway to the ground floor accommodation. To the left, discover a spacious reception room bathed in natural light, offering ample space for your personal style and leading into an attractive sunroom, a delightful addition to the home. The heart of the home lies in the lovely kitchen/dining room, a place where memories are made. This relaxed yet substantial space boasts excellent storage, including two large walk-in pantries and a good range of wall and base units.

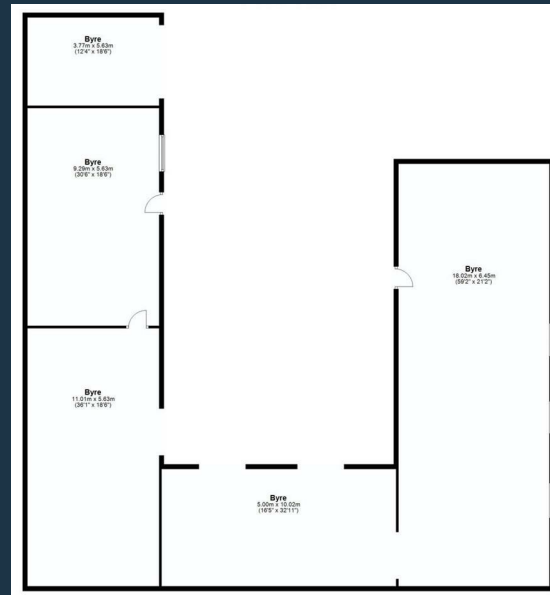
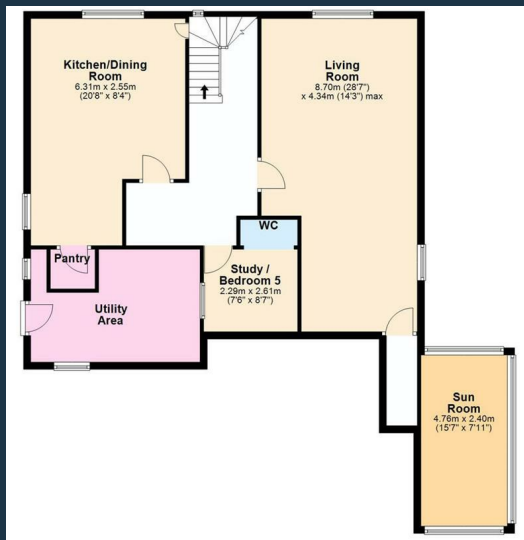
Ascend the elegant staircase to the first floor landing, where four generous double bedrooms await, including one en-suite and a large family bathroom. A fifth downstairs guest bedroom or study with en-suite is also offered as part of the properties flexible living arrangements.

Outside, the extensive range of steadings presents exciting development possibilities. Envision creating charming letting units or a fabulous entertainment and leisure complex to perfectly complement the main residence. And let's not forget the proximity to the nearby world-renowned distilleries and their exceptional Scotch whiskies. Imagine taking leisurely trips to explore the island's famous distilleries, indulging in tasting experiences and bringing home a piece of Scotland's liquid gold.

This exceptional property, with its rich surroundings including historical significance and access to the celebrated whiskies of Islay, demands an early viewing. Don't miss your chance to experience the unparalleled charm and potential of Upper Killeyan Farm. Call now to arrange your private viewing.

THE HOME REPORT CAN BE FOUND IN THE BROCHURE TAB AT THE END OF THIS DESCRIPTION ON RIGHTMOVE.





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.

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