



KENAVARA HOUSE | SANDAIG | ISLE OF TIREE | PA77 6XQ



OFFERS OVER: £350,000

Occupying a prime position with stunning views stretching across the surrounding countryside to the sea, and set just a short walk from the beautiful local beach, Kenavara House is a desirable detached property enjoying uninterrupted panoramic views across one of Scotland's most breathtaking island landscapes. Benefiting from double glazing and oil-fired central heating, the property offers thoughtfully designed accommodation arranged over two spacious levels, carefully planned to maximise both comfort and versatility. A welcoming entrance hallway leads to a contemporary kitchen, dining and sitting area, while the upper lounge and well-appointed bedrooms, three which are en-suite, are most attractive features, perfectly positioned to make the most of the spectacular outlook. Whether sought as a permanent family home, a peaceful coastal retreat or an investment opportunity within Tiree's thriving self-catering holiday market, Kenavara House presents a rare combination of generous living space, an exceptional location and an enviable island lifestyle in one of Scotland's most sought-after destinations.

Sandaig is one of Tiree's thirty plus crofting townships, situated on the edge of the Atlantic Ocean. Whilst Tiree is largely flat, this part of the island is rugged and home to the dramatic Ceann a'Mhara headland, home to the largest colony of seabirds on the island and situated at the end of the secluded Sandaig Beach. Tiree's Ultramarathon is organised from here at Tiree Fitness whilst the fantastic Ceabhar Restaurant and Microbrewery are only a minutes walk from the cottage. The property is approximately 8 miles from Scarinish which is the main township where Co-op, bank, hotel, ferry port, café are located and 5 miles from Crossapol, where there is a shop and post office. The Isle of Tiree is the most westerly of the Inner Hebrides and is approximately 12 miles long by 3 miles wide. Known as the 'Sunshine Isle', Tiree benefits from the warm Gulf Stream and enjoys a mild climate with some of the highest levels of sunshine in the British Isles. Famed for its beautiful beaches, the island is host to the annual Tiree Wave Classic and the ever-popular Tiree Music Festival, which attracts tourists in abundance. There is both primary and secondary education on the Island, shops including two grocery stores and a doctors' surgery, bank, garage and veterinary surgery. The journey from Oban takes around 3.5 hours by boat, with regular flights available from Glasgow and Connel airports taking approximately one hour.

- Attractive Detached Dwellinghouse
- Stunning Sea View and Countryside Views
- Idyllic Rural Island Location
- Upper Lounge
- Kitchen/Dining/Sitting Room
- 4 Bedrooms (3 En-Suite)
- Utility Room
- Bathroom & Cloakroom
- Double Glazing & Oil Fired Central Heating
- Large Garden around 0.31 Acres
- EPC Rating: C 76



MacPhee & Partners
First Floor, 26 George Street, Oban, PA34 5SB
01631 565 251 :: property@macphee.co.uk :: www.marphee.co.uk



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Entrance Porch 2.0m x 1.7m

With frosted glazed UPVC entrance door and window to the side. Laminate flooring. Door to hallway.

Hallway 5.8m x 2.8m

L-shaped, with stairs to upper level. Two built-in cupboards. Doors to kitchen/dining/sitting room, utility, bathroom, and bedrooms.

Kitchen/Dining/Sitting Room 7.0m x 5.0m

With patio doors to side and windows to front, side and rear. Fitted with white shaker style kitchen units offset with wood effect work surfaces. Integral electric ovens, with gas hob and extractor chimney over. Stainless steel sink unit with tiled splashback. Integrated dishwasher. Laminate flooring.

Utility Room 2.4m x 1.7m

With frosted glazed UPVC entrance door. Fitted with off-white coloured kitchen units offset with laminate work surfaces. Steel sink unit with tiled splashback. Plumbing for washing machine. Laminate flooring.

Bathroom 2.6m x 2.2m

With frosted window to rear. Fitted with white suite of WC, wash hand basin, bath and tiled shower cubicle. Tiled flooring.

Bedroom 4.0m x 2.6m

With window to rear. Fitted wardrobe with sliding doors.

Bedroom 4.4m x 2.8m

With window to front. Fitted wardrobe with sliding doors.

En-Suite Shower Room 2.3m x 1.2m

With frosted window to side. Fitted with white suite of WC, wash hand basin and tiled shower cubicle with electric shower. Laminate flooring.

Upper Level

Landing 2.8m x 2.0m

With Velux window to front. Doors to lounge, bedrooms, bathroom and cloakroom. Storage cupboard.

Lounge 6.0m x 5.1m

With Velux window to rear and windows to front and side. Feature electric fire. Laminate flooring.

Bedroom 5.1m x 3.0m

With Velux windows to rear. Fitted wardrobe with sliding doors.

En-Suite 1.9m x 1.8m

With Velux window to rear. Fitted with white suite of WC, wash hand basin and tiled shower cubicle with electric shower. Laminate flooring.

Bedroom 5.2m x 3.0m

With window to front. Fitted wardrobe with sliding doors.

En-Suite Shower 1.9m x 1.7m

With Velux window to front. Fitted with white suite of WC, wash hand basin and tiled shower cubicle with electric shower. Laminate flooring.

Cloakroom 1.8m x 1.1m

With Velux window to rear. Fitted with white suite of WC and wash hand basin. Laminate flooring.

Garden

Kenavara House benefits from large garden grounds to front, rear and sides, around 0.31 acres. The garden grounds are laid to lawn with a surrounding wire and wooden fence. There is private parking to the rear of the property.

Travel Directions

From the ferry terminal, proceed along Pier Road for half a mile, turning left at the junction on to the B8065 road. Continue on this road for around 4.5 miles, turning right where signposted Heylipol and Cornaig. Proceed just ahead, bearing left at the bend and along this road, passing Tíree Parish Church on the left hand side. Stay on the B8065 road ahead towards Sandaig. At Sandaig, pass the Ceabhar Restaurant and thatched houses, turn left onto the grass track to Kenavara House.

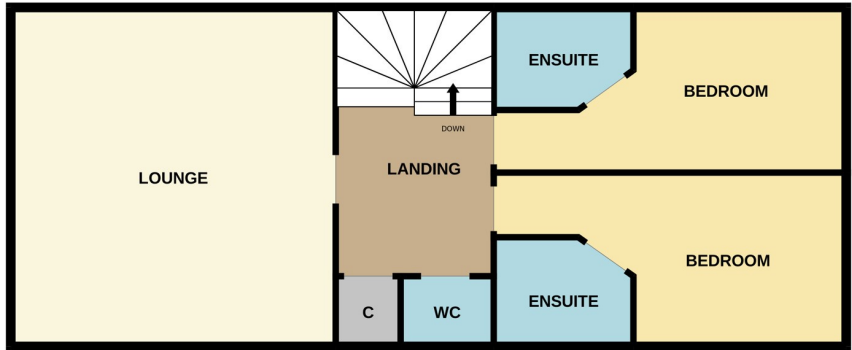


Floor Plan

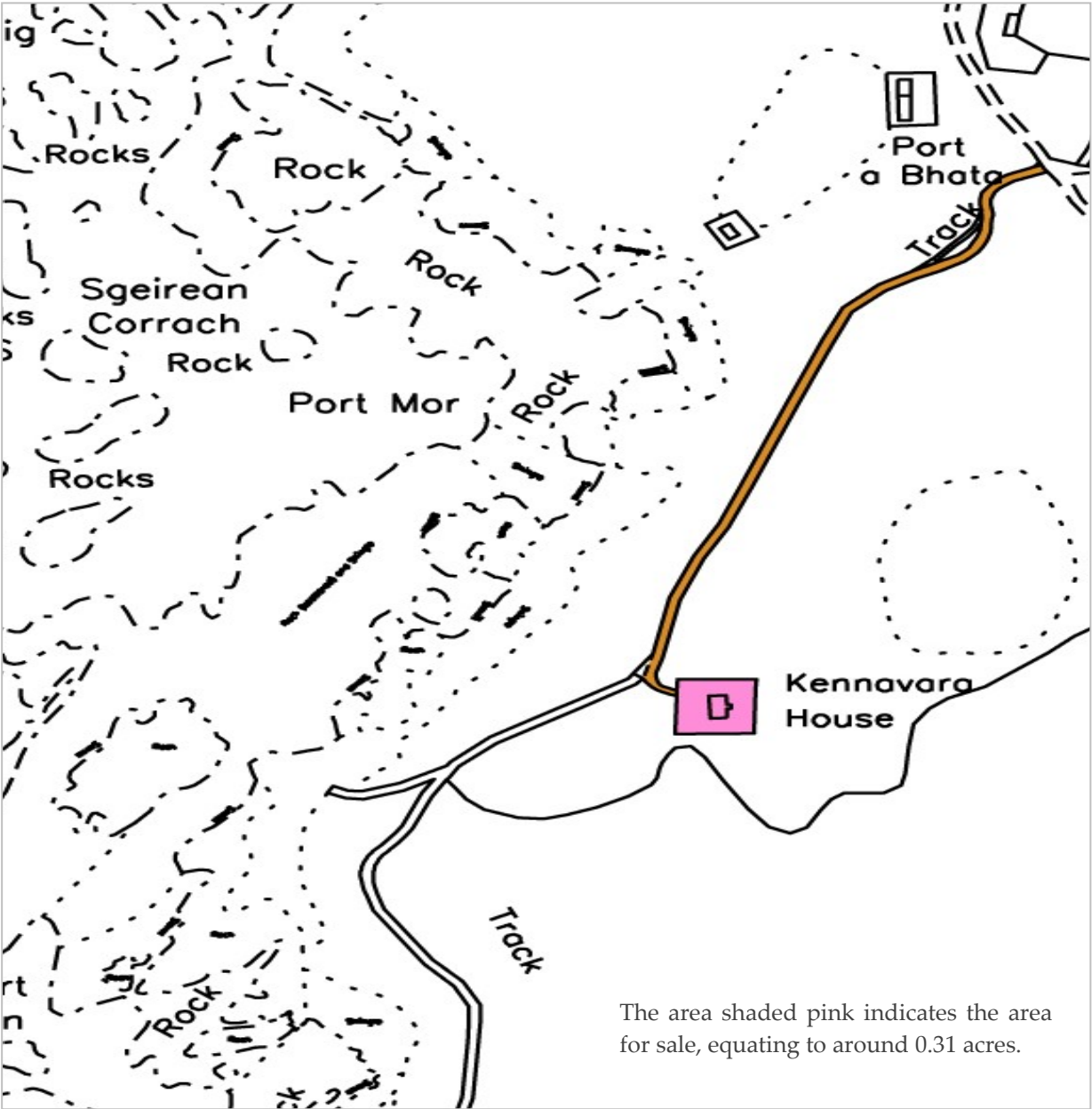
GROUND FLOOR



1ST FLOOR



Title Plan



The area shaded pink indicates the area for sale, equating to around 0.31 acres.



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6)'.