

Fangdhu Farmhouse The Oa, Isle of Islay, Scotland

A unique development opportunity
to create a stunning rural home



Grounds extend to approximately 5.9 acres

OFFERS OVER £200,000

Fangdhu offers an excellent opportunity for a purchaser with vision to create a stunning rural home or a business development opportunity. The property is a detached former farmhouse, built over 2 storeys, and with extensive out buildings set in an idyllic location on the Oa peninsula about 5 miles from Port Ellen. The property enjoys a moorland setting of great natural beauty with southerly views and is surrounded by land belonging to the Royal Society for the Protection of Birds (RSPB). Neighbouring land is of particular interest to ornithologists and is designated as a Site of Special Scientific Interest and Special Protection Area. Fangdhu sits adjacent to a private access road within the RSPB's Kinnabus Estate.



Rear elevation with
Kinnabus Loch in the distance



The house itself was originally built as a single storey property. Its upper floor was added in the 1950s. It was last occupied in 2012 and is now in need of partial restoration and complete modernisation. The property is currently affected by damp issues. Its roof requires attention. Internally, re-lining of walls and ceilings is required, along with provision of new kitchen and bathroom facilities. Windows are double glazed but need replacement. An oil central heating system possibly also requires replacement. Very recently (May 2022) the private water supply serving the property has been completely renewed and reinstated, with new a pipeline, storage tanks, filtration system and electric pump being installed. Water is sourced from land belonging to the property. The land is situated to the south side of the private road and the water is pumped direct to the property via a filtration unit located within a rear out building.

Although quite isolated, the facilities of Port Ellen are readily accessible and the short stretch of private access road from the minor public road to the Mull of Oa is in good order.

The price sought is reflective of current condition.



GROUND FLOOR ACCOMMODATION

Hallway 2.67m x 1.90m
With double glazed front external door; timber stairway to upper floor.

Lounge 6.41m x 3.34m
Dual aspect with windows front and rear; open fireplace.

Livingroom 3.87m x 2.75m
To front.

Kitchen 4.90m x 3.55m
Large, to rear, with scope to refurbish; cupboard off housing central heating boiler.

UPPER FLOOR ACCOMMODATION

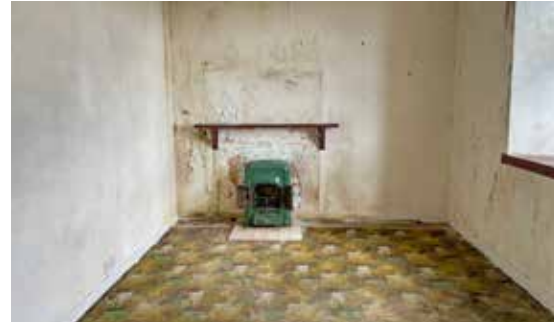
Landing 3.92m x 2.38
Window to rear.

Bedroom 1 5.41m x 3.19m
Double to front.

Bedroom 2 4.87m x 4.15m
Another double room, to front.

Bedroom 3 3.92m x 3.49m
Double to rear.

Bathroom 3.38m x 2.25m
To rear.





OUT BUILDINGS

Behind the house, a steading of outbuildings, all needing attention, is included. The buildings comprise disused byre, 2 former cattle sheds, former tractor shed, workshop, open store and garage.

SALE AREA

Grounds consist of 2 separate areas extending in total to about 5.9 acres. The larger area, on the north side of the access road, includes the house and steading and has vehicle entries off the private road on either side of the house. There is a small garden area, requiring attention, in front of the house. The second, smaller, area on the south/lower side of the road includes the source and pumping equipment for the private water supply. The appended plan indicates the location of both areas in pink.





Above: Showing land to the rear of Fangdhu. In the distance, Loch Kinnabus can be seen to the left, the American Monument and North Channel across to Northern Ireland on the right.

SERVICES

Private water supply (exclusive) within the property.

Private drainage (exclusive), including septic tank to the east of the house within the property.

Mains electricity.

Oil central heating system.

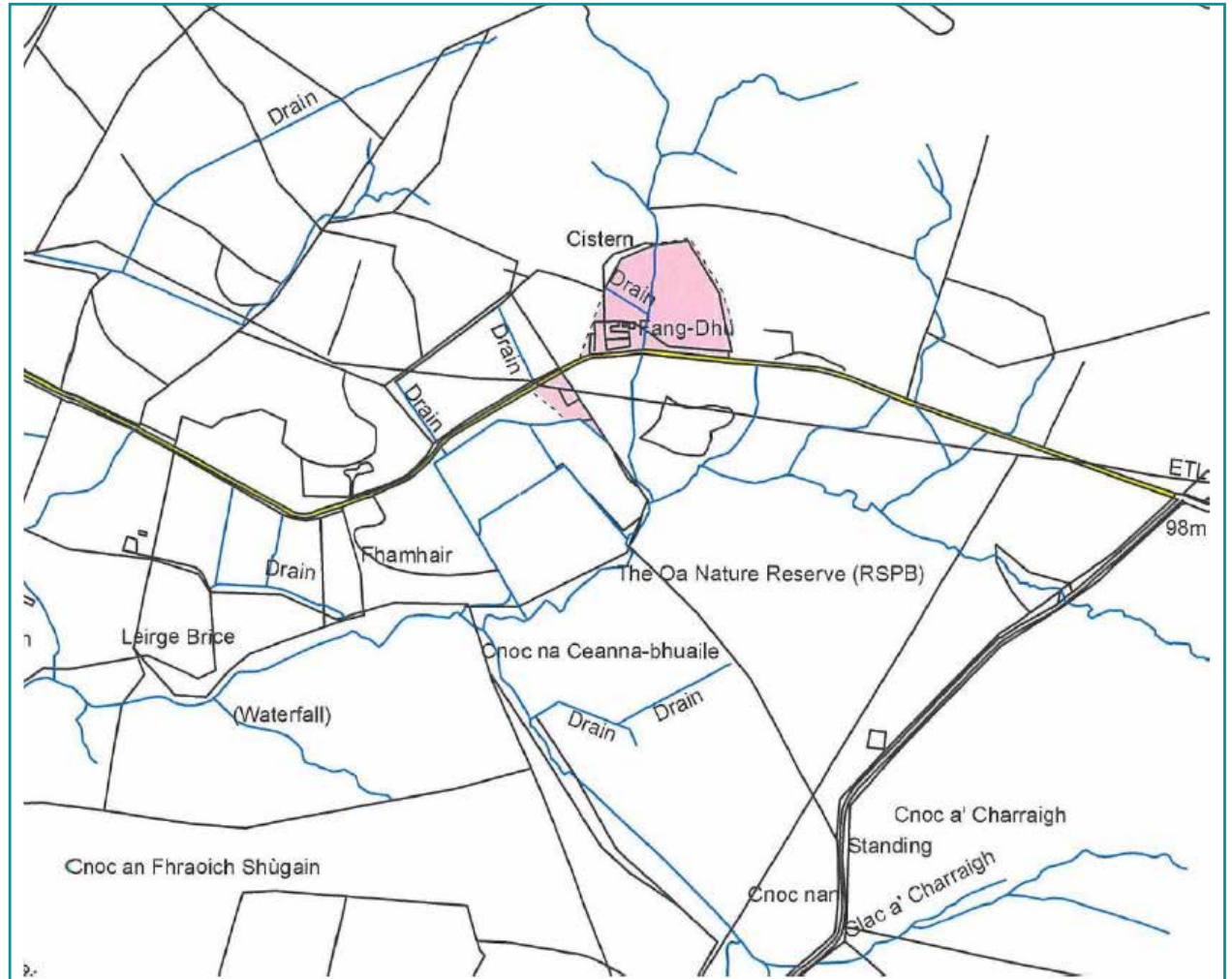
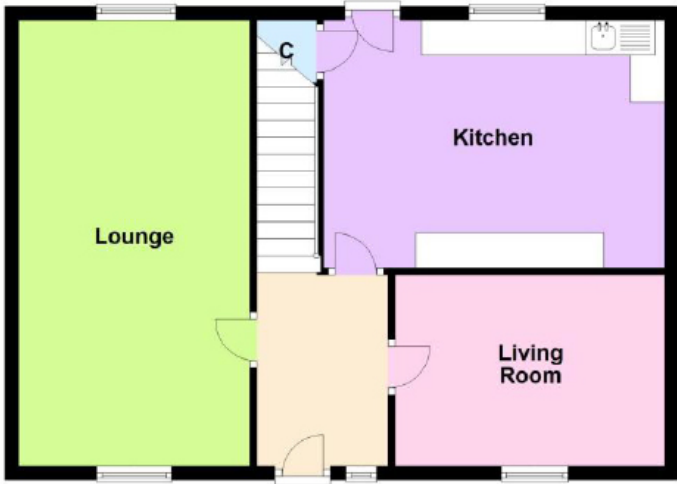
Private access track.

DIRECTIONS

From within Port Ellen, turn off the A846 main road at The Maltings and continue about 5 miles along minor public road towards Mull of Oa.

After about 5 miles, just beyond Lenavore Cottage, where the public road turns sharp left, go through the gate and continue straight along private road.

After about 600 metres, Fangdhu is the property on your right.



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. Please note the floor plans are for information only and not to scale.

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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