

### Hostel

Millhouse Hostel and  
Farmhouse,  
Cornaigmore  
Isle Of Tiree  
PA77 6XA



**GUIDE PRICE**  
**£550,000**

**0.27 Ha (0.69 acres)**

# Property Details

- Spectacular and tranquil setting
- 2/3 Bedroom farmhouse in move-in order
- Highly successful 16-person Hostel
- Watermill with prospects for renewable energy or further development subject to obtaining the necessary consents
- Excellent lifestyle opportunity

## LOCATION:

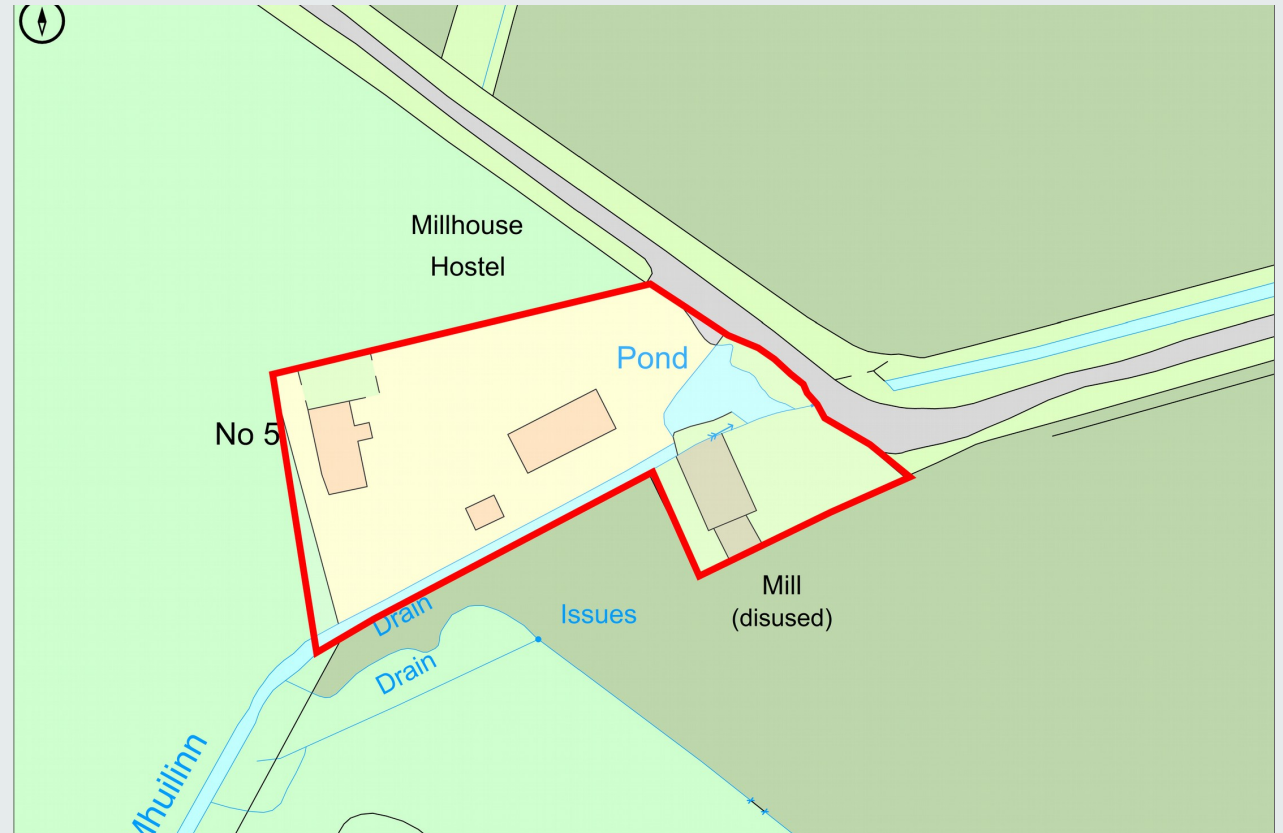
The Isle of Tiree lies approximately 25 miles West of mainland Scotland, off the Ardnamurchan peninsula, itself the Westmost point of the British mainland.

Tiree is accessed by way of the regular Calmac ferry crossings from Oban, via the Island of Coll. Alternatively, the island's airport is well served by regular connections to and from Glasgow airport.

Millhouse Hostel lies towards the North coast of the island, close to Cornaigmore, and lies just West of the B8068 road route which links this area to Scarinish, on the East coast, the point where the ferry docks.

Scarinish is approximately five miles from the subjects by road, the local airport approximately two and a half miles due South, making the accommodation readily accessible.

Tiree has attractive unspoilt sandy beaches, and is the most Westerly island of the Inner Hebrides. The island is approximately 10 miles by three miles, is relatively flat, and the climate locally benefits from the nearby Gulf Stream, with above average hours of sunshine, lower rainfall and infrequent frosts reported.



# Property Details

## DESCRIPTION: The Farmhouse

The property is accessed from an extensive driveway, providing parking for multiple vehicles. The surrounding grounds are predominantly laid to lawn, with a most attractive and tranquil mill pond and park area. The house is a charming one and a half storey villa which was fully refurbished in 2002. It was rebuilt for dual use as either additional holiday accommodation or residential, sleeping up to 10. The property is of solid stone construction rendered externally beneath a pitched and tiled roof. The property has been extended with a more modern brick/block, there is a further area of hard standing outside which may be suitable for an extension, subject to obtaining the necessary consents. At the ground floor level there is an entrance porch, hallway, lounge/bedroom 3, dining room, shower room, kitchen and utility area. At first floor level there are two bedrooms and a further shower room. The property provides useful managers accommodation, a short distance from the glorious beaches of Tiree. The farmhouse can be used as a principal residence or as supplementary accommodation for the business, depending on the users preference, subject to obtaining the necessary consents.

Farmhouse



Farmhouse Dining Room



Farmhouse Bedroom 1



Farmhouse Bedroom 2



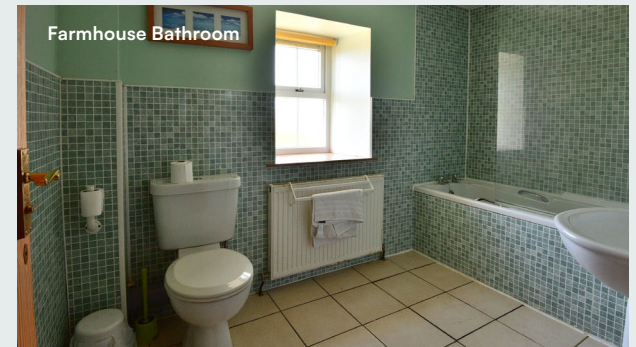
Farmhouse Kitchen



Farmhouse Shower room



Farmhouse Bathroom



## Millhouse Hostel

Millhouse Hostel which was originally a cow byre was converted around 2001. The property is of solid stone construction supplemented by a timber framed insert, beneath a pitched and tiled roof.

Internally the subjects comprise at ground floor level, entrance hall, open plan lounge, dining and kitchen area, two bedrooms, two shower rooms and two toilets at the ground floor with a utility room. At first floor there are two bunk rooms/dormitories each sleeping six persons.

Additionally on the site is the former Cornaig Mill and water wheel with the wheel being refurbished in 2006. The building itself consists of the The original mill, dating to the early 1800's and an attached kiln, added later. This provides a highly scenic backdrop to the property and dramatic landscaping. The vendor has researched renewable energy at this site, further information is available through the selling agents. The Watermill may also be suitable for development, subject to obtaining the necessary consents.

Hostel



Hostel Dining/living



Hostel Kitchen



Hostel Laundry



Hostel Bedroom 1



Hostel Bedroom 2



# Property Details

## ACCOMODATION:

### The Farmhouse

Ground floor — entrance porch, hallway, lounge/bedroom 3, dining room, kitchen, utility room, shower room.

First Floor:- two bedrooms and shower room.

### Hostel

Ground floor:- entrance hallway, open plan lounge, dining and kitchen area, utility room, two bedrooms, two shower rooms and two toilets.

First floor: - Two bedrooms in a dormitory style.

### Mill

Ruinous building with development potential subject to obtaining the necessary consents.

External — The site is broadly rectangular with parking for at least 10 cars, there is an area of lawn in front of the cottage and to the side and the ruinous mill lies adjacent to the front portion of the site.

## RATING:

From reference to the Scottish Assessors Association Website the subjects are noted to have a rateable value of:

Millhouse Hostel: £3,200

Millhouse: Council Tax D

## SERVICES

**Water:** Mains

**Drainage:** Septic Tank

**Electricity:** Mains

**Broadband:** Purchasers should make their own enquiries in relation to connections and their preferred supplier. Current provider is Tiree community broadband

**Heating:** Oil Fired Central Heating

## SEPA/ FLOOD RISK

According to SEPA flood maps, the property is affected, with the exception of the farmhouse by the risk of flooding. Interested

parties can access current and future SEPA flood maps via this link <https://www.sepa.org.uk/environment/water/flooding/flood-maps/>.

## Boundaries

The land is generally enclosed by a combination of stone wall, and post and wire fencing. The ground for sale is as is described and warrandice will be excluded for any area where the fence line lies outside the legal boundary. The land extends in all to 0.69 acres. The plans provided within these particulars are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error shall not annul the sale or entitle any part to compensation in respect thereof.

## Third Party Servitudes and Burdens

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

## Local Authority

Argyll & Bute Council  
The Business Centre  
Crossapol  
Tiree  
PA77 6JP  
01546 605522  
[enquiries@argyll-bute.gov.uk](mailto:enquiries@argyll-bute.gov.uk)

## Planning

Interested parties may wish to enquire on further development potential or renewable projects, in line with the National Planning Framework 4 (NPF4). This sets out Scotland's spatial principles, regional priorities, national developments and national planning policy. This can be referenced here: <https://www.gov.scot/publications/national-planning-framework-4/pages/3/>. Professional planning guidance can be sought and DM Hall are able to provide details of recommended Planning advisors.

## PRICE:

Guide Price £550,000 for the property, goodwill, fixtures and fittings.

## LEGAL COSTS:

The purchaser will be responsible for payment of any Land and Buildings Transaction Tax (LBTT) and VAT incurred.

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the properties are available upon request.

## ENTRY:

By mutual agreement.

## ACCOUNTS:

Full trading accounts will be available upon request to interested parties.

## BUSINESS:

Millhouse is an easily manageable operation with the ability to let the hostel out as a single entity or as traditional hostel accommodation, which can be capable of being income producing from day one.

The Farmhouse provides an excellent opportunity to enjoy the benefits of living in a beautiful remote location whilst being on site to manage and maintain the business.

## VIEWING & FURTHER INFORMATION:

Strictly by appointment and arrangements can be made by contacting the business advisory team;

Margaret Mitchell  
D M Hall LLP

Jennifer Campbell  
DM Hall Rural

0131 624 6130

01786 833 800

[business.sales@dmhall.co.uk](mailto:business.sales@dmhall.co.uk) or [rural@dmhall.co.uk](mailto:rural@dmhall.co.uk)

## DIRECTIONS:

For satnav purposes the property postcode is PA77 6XA. The property can also be located via the what3words: <https://w3w.co/shelved.reclined.snowstorm>

## ANTI-MONEY LAUNDERING COMPLIANCE

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. In terms of these Regulations, we are obliged to decline any offer received unless we are in possession of satisfactory evidence of the identity of the buyer. We will request information, consistent with the Regulations, to help us identify the successful bidder before acceptance. If sufficient information is not received, we must decline it. We will accept such information from a third party only when supplied to us by Solicitor or Chartered Accountant who will be asked to supply the compliance documents and confirm that they have identified the party consistent with the Money Laundering Regulations. We will not rely upon documents supplied by any other party. Any photo ID must be endorsed with the words, "I certify that this is a true likeness" and signed accordingly. Where satisfactory evidence is not obtained, the buyers offer must be declined and, where suspicion arises, the Money Laundering Reporting Officer advised. Unless required by any other enactment, or as otherwise agreed, documents supplied will only be used for the purposes of compliance with the Money Laundering Regulations.



## Make an enquiry


Margaret Mitchell  
business.sales@dmhall.co.uk

**DM Hall Commercial Department**  
17 Corstophine Road, Edinburgh,  
EH12 6DD

0131 624 6130

Jennifer Campbell DM Hall Rural  
rural@dmhall.co.uk

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