



THE OLD POST OFFICE, LAGG, ISLE OF JURA, PA60 7XQ





Situated in an elevated position overlooking Lagg Bay, The Old Post Office offers a unique opportunity to acquire a detached family home built in the 16th century which is steeped in history and with magnificent views across Lagg Bay and the Sound of Jura to the mainland, with ever changing skies and sea conditions adding to a spectacle of which one would never tire. Lagg was once a thriving community of seventy people with a number of crofts and a school as well as the post office, though today there are only 4 remaining houses in the entire valley.

Jura was named for its red deer by the Norsemen (Dhura being the name given by them to the island). Deer visit the area around the house daily. It is truly a wildlife haven. A myriad of sea birds can be seen in the bay and golden eagles are resident locally and fly overhead together with common buzzards. There are at least two otter holts currently within the bay and with patience and perseverance they can be seen fishing and feeding.

There are two beaches accessible on foot from the house, the larger one being directly below and only a minute's walk from the front door. The second, smaller and more private, is accessed via a grassy field to the left of the house, a pleasant downhill walk. It is said that there is a loch to fish every day of the year and whilst many involve a good walk, it is rare not to catch a basket of trout. There are a number of small rivers to fish for sea trout and salmon and both fishing and stalking can be easily arranged on neighbouring Estates.



Built in the mid 1700's, The Old Post Office was home to the Lindsay family until the mid 1960's, descendants of the original postman.

An idyllic bolthole on an unspoiled island, this detached family house offers 3 double bedrooms, ensuite shower with WC and basin, a further ensuite WC and basin and a family bathroom with walk in shower.

Accessed off the A846 via a short shared drive, the property is bordered by estate fencing to the front and side. There is a slate chipping area to the front which offers a seating area to enjoy a quiet breakfast or lunch in sunshine whilst taking in the views across the bay to the Thomas Telford stone pier. Built c.1812 to facilitate the transport of cattle to the mainland, this pier is of national interest being curved and a wonderful lasting example of Telford's abilities. Still in use today for the loading/unloading of passengers taking advantage of the private motor boat services available from Crinan, Oban or Tayvallich

The front door is fitted with a hard wood storm door. From the front door via the entrance lobby to the right, the main reception room is an attractive room giving splendid views over the Sound of Jura to the east and a view over the rear garden and yard to the west. There is wood burning stove with flagged hearth. The kitchen leads off this room with views south and west and the back door of the property. The snug to the left of the front door also looks out over the Sound of Jura and a floor to ceiling window overlooks the south facing aspect of the garden. With wood burning stove and flagged hearth this room also leads into the kitchen. The semi fitted kitchen/dining room with electric cooker, cottage "Belfast" sink, dishwasher, larder fridge and chest freezer also has a small wood burning stove and solid quarry tiled floor.



Carpeted stairs lead from inside the front door to the fully carpeted upper floor which has 3 double bedrooms, 2 with ensuite facilities and a family bathroom with walk in shower. Two bedrooms have views over the Sound of Jura, one also having a view of the south facing aspect of the garden and the third bedroom also overlooks the garden and up the valley.



The property has undergone extensive improvement under current ownership including the installation of three wood burning stoves. There is secondary glazing throughout with the exception of the south facing windows on the upper floor. The newly installed floor to ceiling south facing window in the sitting room is double glazed. There is loft access from the second bedroom via a Slingsby style ladder and this loft area has been fully insulated.

ENTRANCE HALL

With wooden floor leading to snug or library and stairs to the first floor

LIBRARY: 3.2m x 5m

With views over Lagg Bay and the Sound of Jura to the mainland. This attractive room is carpeted. Wood burning stove. Radiator

SNUG: 2.9m x 4.9m

With views over the bay and the Sound of Jura and a floor to ceiling window to the south elevation overlooking the garden. Feature fireplace with wood burning stove. Wooden board effect vinyl cushion flooring. Radiator

KITCHEN: 3.9m x 3.4m

South facing windows overlooking the garden, further window to the rear. A charming kitchen with fitted wall and floor units. "Belfast" sink and electric oven & dishwasher. There is a small wood burning stove mounted on the rear wall. Quarry tile floor. Radiator

MASTER BEDROOM: 3.3m x 4.2m

With views over the bay, a double room with an ensuite shower and separate WC and WHB. Carpeted. Radiator

BEDROOM TWO: 2.9mx 4.2m

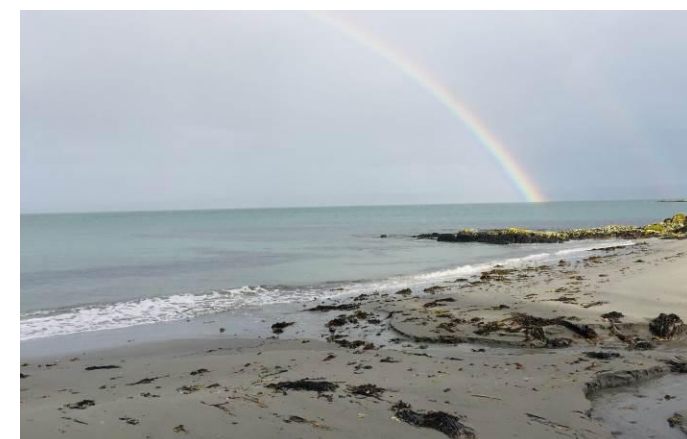
With views over the bay and a small window to the south elevation, a twin room with wardrobes containing the hot water cylinder and a tumble dryer. Carpeted. Radiator.

BEDROOM THREE: 2.2m x 3.3m

South facing window with views over the garden. A double room with ensuite WC. Carpeted. Radiator.

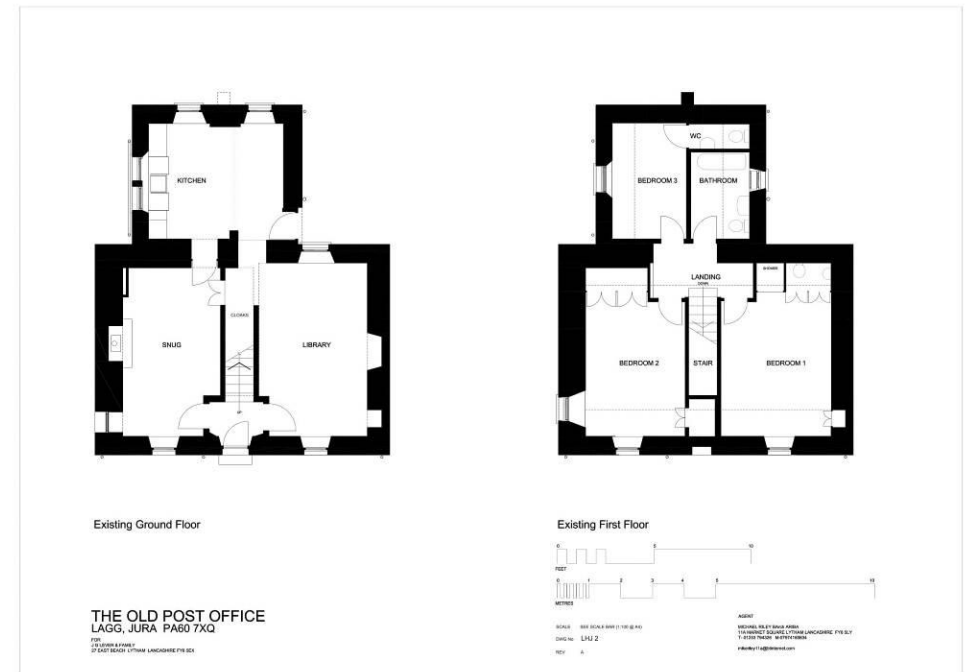
FAMILY BATHROOM: 1.8m x 2.5m

A large family bathroom with attractive modern shower enclosure, WC and WHB. Radiator and window.



EXTERNAL The well planted garden has grassed areas and also raised beds with gooseberries, raspberries and plenty of space for vegetables. There are also mature blackcurrant bushes which provide an excellent crop annually. Leading from the front of the property through a wrought iron gate, there is a raised seating area which offers views up the valley and across the bay and sunshine until late afternoon. At the rear of the garden steps lead up to a stone store which has electricity, heating and a WC. The back door of the house leads onto the rear concreted yard with outside tap and steps up into the garden. Extensive outbuildings are included in this sale all of which are well roofed and dry and were once used to house the horses. Whilst there is a Loch fed water system, the current owners have chosen to collect rain water off the roof of these outbuildings to ensure a constant supply. There is a 6000k litre water store and pump system to bring the water to the house

SERVICES Specifications for the property include full electric central heating with panelled radiators controlled by time clock and thermostat. The hot water cylinder is located upstairs. There is an immersion heater. The house is all electric. 4G mobile signal, satellite-internet dish, SKY TV and BT line.



EPC RATING

F21

COUNCIL TAX

Argyll & Bute Council Tax, Band C

POSSESSION

Vacant possession and entry will be given on completion

OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents. Under the 4th directive of the Money Laundering Regulations 2017, effective from 26th June 2017, JGL are required to carry out anti- money laundering due diligence on the purchaser to allow completion of the sale.

FIXTURES & FITTINGS

To be included by express agreement

VIEWINGS

Strictly by appointment through JGL Operations Ltd

CONNECTED PERSON

Please note the owner of this property is a 'connected person' to JGL Operations Ltd.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.