



SUNBEAM

BALEMARTINE | ISLE OF TIREE | PA77 6UA

Location | what3words - amaze.spreading.magnitude



balemartine beach - overlooked by sunbeam

OFFERS OVER: £310,000

Situated on the outskirts of Balemartine township on the sunny Isle of Tiree, Sunbeam presents an opportunity to purchase a substantial, traditional detached two-storey villa with easy access to local facilities and amenities. The property, which has been sympathetically extended and renovated to a very high standard, enjoys open views to the front towards Mull, Iona and the Treshnish Isles.

The property is well presented, with the ground floor accommodation comprising a contemporary lounge, a generous hallway with bespoke stained glass window, a utility room, a modern fully fitted kitchen/diner with an electric Aga, two porches, a wetroom and a large office with storage. Upstairs there are two spacious bedrooms, a modern shower room and a light and airy artists studio. The loft is fully floored, insulated and lined, and offers substantial, easily accessed, storage. The house benefits from double glazing throughout, ceramic wall hung radiators and a multi-fuel stove in the lounge. Externally, there is wooden decking to the front, a large gravelled parking area for two cars to the side and a rear garden with raised planting areas and timber decking. There is also a substantial block-built shed.

- *Substantial and Superior Detached Cottage*
- *Attractive Coastal Location with Stunning Sea Views and Close Proximity to the Beach*
- *Upgraded, Extended and Modernised*
- *Lounge with Multi-Fuel Stove and Kitchen with Electric Aga*
- *Two Bedrooms - with space to create two further bedrooms*
- *Shower Room and Wet Room*
- *Double Glazing and Electric Ceramic Radiators*
- *Private Parking and Garden with Shed*
- *WiFi by Tiree Broadband*
- *4kW Solar PV System Installed on Roof*



balinoe beach



balevullin beach

The Isle of Tiree is the most westerly of the Inner Hebrides. If you seek tranquillity, freedom of space and clean pure air, the island has it all. Though only 12 miles long and 5 miles at its widest point, the sky and sea stretch from horizon to horizon. With no woodland and only three sizeable hills in an otherwise flat landscape, there is nothing to obscure the view. The only sounds you are likely to hear are the waves lapping on the vast expanses of white sand beaches and a myriad of birdcalls.

The island is one of the sunniest places in Britain, and with the moderating influence of the warm Gulf Stream, winter temperatures are generally higher than on the mainland, while summer evenings are warm and balmy. Tiree is also known as a windy place, with the strongest winter gales normally occurring in December and January. The advantages, however, are amazing opportunities for watersports and almost no midges in summer.

There is both primary and secondary education on the island, shops including two grocery stores and a doctors' surgery, bank, garage and veterinary surgeon. There is an optician and visiting dentist. There are two well established churches.

The journey from Oban takes around four hours by ferry and there are regular flights from Glasgow and Connel airports taking approximately one hour. Tiree has a network of B-class roads, mostly single track with passing places making most areas of the island accessible for cars and interconnecting the small townships. Car hire and bike hire is available on the island. Argyll and Bute Council has established a bus on demand service in Tiree, called 'Ring'n'Ride'. This service provides transportation between any two points on the island and is also suitable for disabled passengers.



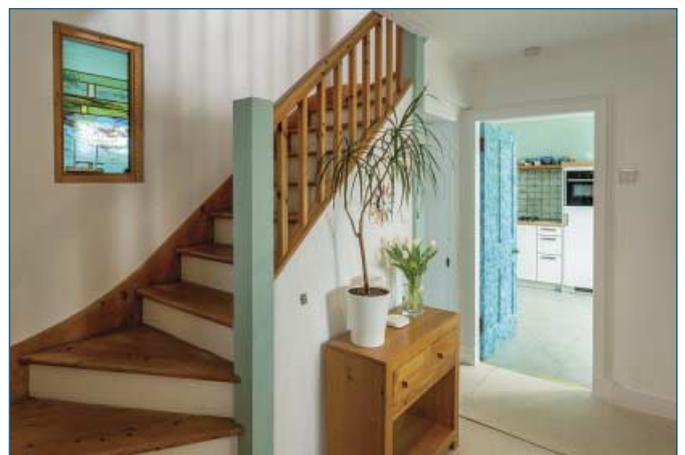
lounge



kitchen



lounge



hall and stairs



hall



office



wet room



ACCOMMODATION

Ground Level

Entrance Porch | 1.6m x 2.5m

With hardwood entrance door and UPVC window to front and Velux window. Traditional tongue and groove ceiling. Tiled floor and storage. Ceramic wall hung radiator.

Entrance Hallway | 1.7m x 3.2m

With stairs to upper floor and bespoke stained glass feature window. Doors to porch, lounge, utility and kitchen/diner. Large ceramic wall hung radiator.

Lounge | 3.4m x 4.7m

Dual aspect with UPVC windows to front and rear. Built in shelving. A tiled fire surround with a 6kW multi-fuel Stovax Brunel 2 stove. Traditional tongue and groove lining to walls and ceiling. Large ceramic wall hung radiator.

Utility | 2.1m x 3.1m

With UPVC window to rear. Fitted wall units and base units. Plumbing for two automatic washing machines. Under counter freezer. Traditional tongue and groove ceiling. Marmoleum floor. Large ceramic wall hung towel radiator.

Kitchen/Diner | 3.3m x 4.7m

Dual aspect with UPVC windows to front and rear. Fitted with contemporary kitchen units. Ceramic one-and-a-half bowl sink unit. Integral BOSCH fridge. Electric AGA, NEFF double gas hob and integral NEFF combi-oven. Karndean floor. Door to second porch.

Second Porch | 1.3m x 2.5m

Hardwood door and UPVC window to front and Velux window. Tiled floor and ceramic wall hung radiator.

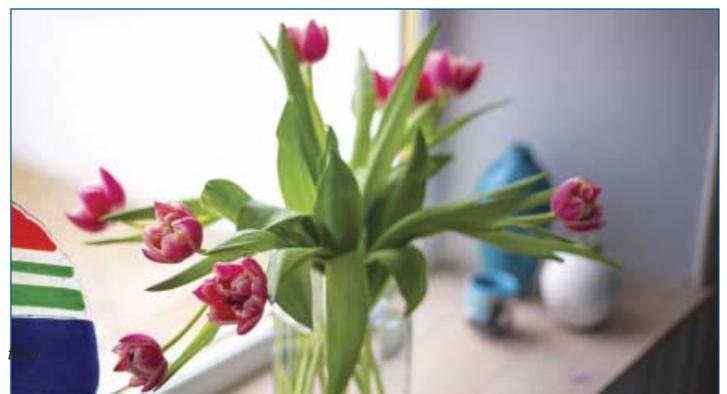
Wet Room | 1.6m x 2.6m

With frosted UPVC window to side and Velux window. Tiled wet area with Aqualisa thermostatic mixer shower. Fitted with white suite of WC and wash hand basin. Large electric ceramic wall hung towel radiator.

Office | 3.4m x 3.9m

Dual aspect with UPVC windows to side and rear. Fitted with cupboards, drawers and shelves and integrated filing cabinet. Concealed dutch dryer and two ceramic wall hung radiators. This room could be used as a bedroom.

left | utility room





first bedroom



second bedroom



shower room

Upper Level

Landing | 1.7m x 3.3m

With tilt and turn UPVC window to front. Traditional tongue and groove ceiling. Shelving. With doors to bedrooms and shower room.

Shower Room | 1.8m x 3.1m

With UPVC window to rear. Tiled with white tiles and with traditional tongue and groove ceiling. Fitted with white wall hung WC and wash hand basin. Large walk in shower with glass screen and Grohe thermostatic mixer shower and wand. Shelves and storage. Underfloor heating and large electric ceramic wall hung towel radiator.

Bedroom | 3.4m x 4.7m

Dual aspect with UPVC windows to front and rear. Built in storage. Traditional tongue and groove ceiling. Large loft entrance. Ceramic wall hung radiator.

Master Bedroom | 3.2m x 4.6m

Dual aspect with UPVC windows to front and rear. Built in storage. Traditional tongue and groove ceiling. Ceramic wall hung radiator. Door to studio.

Studio | 3.4m x 4.8m

Artist's studio with tilt and turn UPVC windows to front and rear and a fixed-pane window to the side. Two Velux windows. Linoleum tiled floor. Fitted with worktops and shelves and a ceramic sink. Ceramic wall hung radiator. This room could be used as a bedroom.

Loft

Loft Storage | 2.7m x 9.8m

Accessed by a loft ladder from the bedroom. Large open storage area which is fully floored, insulated and lined. Fitted with storage shelves and racks. Two Velux windows.

Garden

The property enjoys fully enclosed garden grounds to the front, side and rear. To the front and side the grounds are laid to gravel and wooden decking. Parking for two cars to the side of the property. To the rear there are raised gardens and wooden decking. Substantial shed, wood store and kayak storage within the grounds.



studio



first floor landing



electric aga



kitchen



second bedroom

SOLAR PANELS

The property has a 4kW Solar PV system comprising 16 panels installed on the roof to the front and rear. Fitted by Absolute Solar and Wind Limited in June 2012, the panels provide an average annual income of £770.00 paid quarterly by SSE. The most recent annual income was £852.00.

TRAVEL DIRECTIONS

From the ferry terminal follow the B8068 to Scarinish. Continue to Crossapol and follow straight along the coast passing a farm and Island House until you reach a T- junction. Turn left and continue to Balemartine. Pass through the township heading south towards Hynish. The house is the first building on the right.

From the airport turn left to Crossapol. At the T-junction, turn right and follow straight along the coast passing a farm and Island House until you reach a T- junction. Turn left and continue to Balemartine. Pass through the township heading south towards Hynish. The house is the first building on the right.

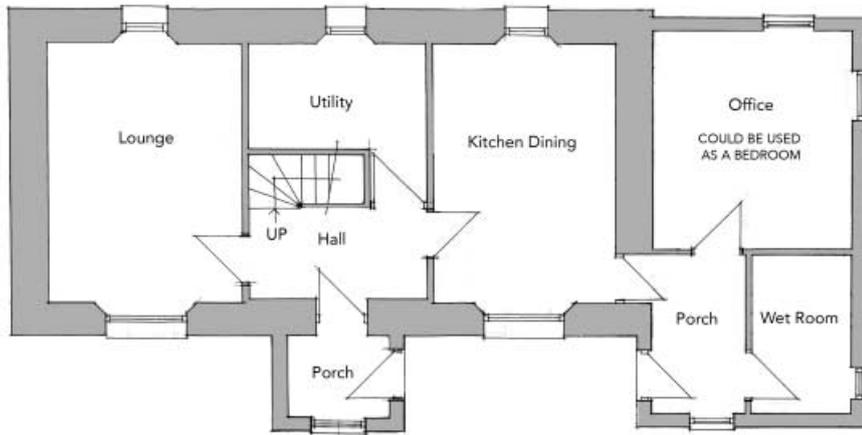
SELLERS CONTACT

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view property online | www.bluebeyondcottage.com/sunbeam/

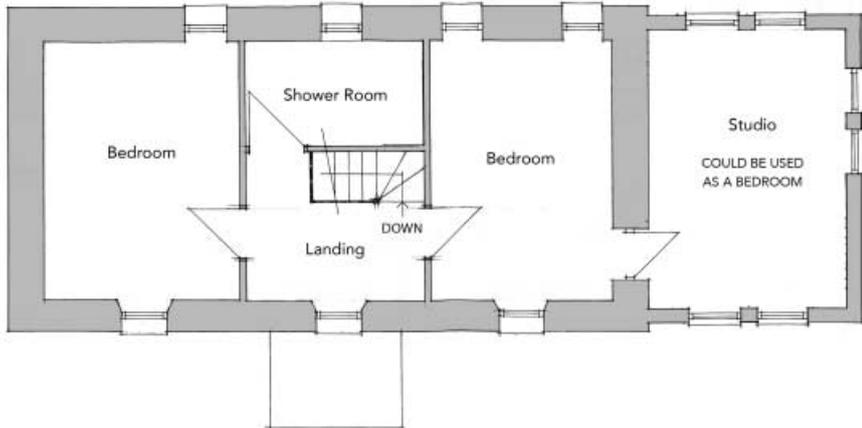
COUNCIL TAX BAND | Band D

VIEWING | By appointment only
ACCESS FOR SURVEY | Contact sellers

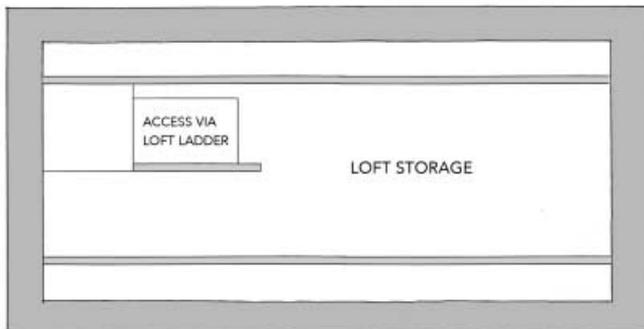
GROUND FLOOR



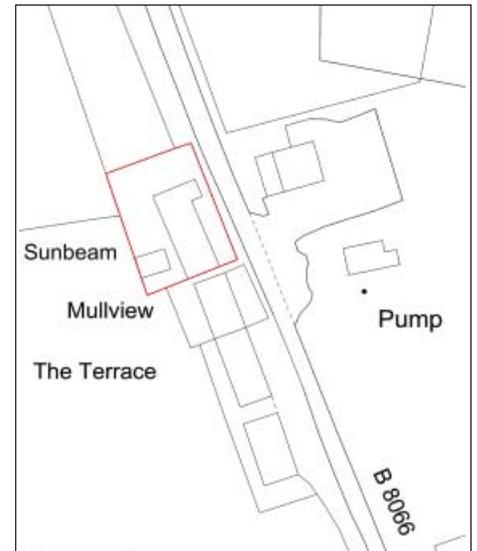
FIRST FLOOR



LOFT



TITLE PLAN



The area outlined in red indicates what is included in the sale.

These particulars were prepared on the basis of our local knowledge and, in respect of the property itself, information we were able to gather ourselves. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in these particulars are for information only and all parties should not rely on them as representations of facts; 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 movable items contained in the property are for guidance only. We may instruct our solicitor 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. We 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. 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 us. It is the responsibility of all prospective viewers to check with us 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 3).

Colin and Susan Woodcock