



PETER MURPHY & Co
ESTATE AGENTS



Seabank Toberonochy Village, Toberonochy, PA34 4UE

Located in the charming village of Toberonochy on the picturesque Isle of Luing, this delightful house offers a unique opportunity to embrace coastal living. With stunning sea views and access to the shore, this property is a true gem for those seeking tranquility and natural beauty.

The house features two well-proportioned bedrooms, providing ample space for family or guests. The inviting reception room is perfect for relaxation, while the well-equipped kitchen caters to all your culinary needs. Additionally, the property boasts two bathrooms, including a separate W.C., ensuring convenience for all occupants. Fibre optic broadband is readily available on the island for those looking to work from home.

Surrounded by a beautifully maintained garden, this home offers a peaceful retreat where one can unwind and enjoy the serene environment. The garden is ideal for family gatherings, gardening enthusiasts, or simply soaking up the sun on a warm day and comes complete with a good sized garden shed.

This property is not only perfect for a family home or a peaceful retirement retreat but also presents an excellent opportunity for a lucrative holiday let, given its stunning location and appeal. Whether you are looking to settle down in a quiet village or invest in a holiday rental, this house in Toberonochy Village is a splendid choice. Embrace the coastal lifestyle and make this charming property your own.

Living Room

Living room with side facing window and adjoining W.C. Access from hallway.



Kitchen

Well appointed kitchen with front and side facing windows. Access from hallway.



Bathroom

Bathroom with rear facing windows. Access from 1st floor hallway.



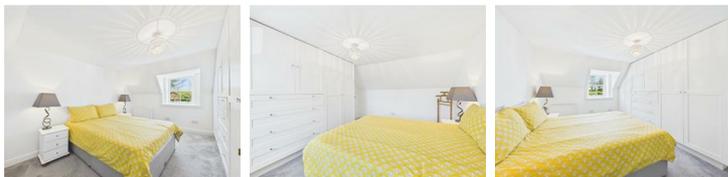
W.C.

W.C. Access from living room.



Bedroom 1

Large double bedroom with ample storage space. Front and rear windows. Access from 1st floor hallway.



Bedroom 2

Double bedroom with front facing window. Access from 1st floor hallway.



External



Location

Toberonochy is one of two villages on the island and lies on Luing's East Coast, providing a more sheltered location which makes it ideal for keeping a boat. The village has a little harbour and a most attractive green beyond which is the sea.

The Island of Luing is one of several, small islands of the Inner Hebrides and one of a few slate islands where slate was quarried for many years and shipped all over the world. The Island which is approximately 8 miles long and 4 miles wide, is located close to the mainland which is accessed by a regular car ferry service across Cuan Sound with council operated transport. This close proximity to the mainland makes Luing a particularly popular place to live as it allows residents to commute daily to their work off the island. Luing is also popular with retired people, families and as a holiday destination. The Island, which is famous for its cattle, has its own shop and post office. Luing plays host to numerous activities throughout the year including, horticultural events, keep fit classes, amateur dramatics, rowing club, ceilidhs, dance classes, open mic nights, sports days and many other events. The island has a church, two village halls and community driven heritage centre with cafe and retail centre.

Luing is located conveniently close to Oban which lies approximately 17 miles to the North. The popular coastal town offers a wide range of amenities including secondary schools, shops, cafes, restaurants and more closer to home on the Island of Seil including restaurants, a medical practice as well as a 9 hole golf course at Balvicar and a village shop. From Seil you can take the road to Ellenabeich with its restaurant and cross over by passenger boat to the neighbouring Island of Easdale.

Disclaimer

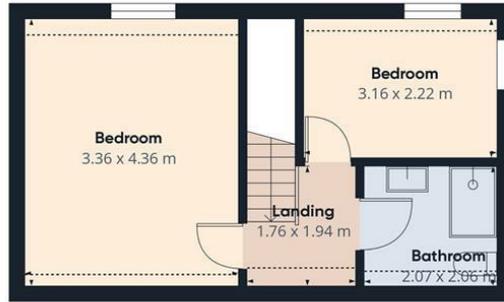
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Miscellaneous

Tenure: Freehold
Council Tax Band: C



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
73.25 m²
Reduced headroom
3.01 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ground Floor Building 2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	84
Scotland		EU Directive 2002/91/EC	

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