



The Manse, School Street, Port Charlotte, Isle of Islay, PA48 7TW

Property

Four-bedroom former Manse located in Port Charlotte, a sought-after location on the idyllic Isle of Islay.

With its rural setting on the picturesque island, the property offers a superb opportunity for those looking to adopt a lifestyle change and reap the benefits of a country island life.

Whilst in need of modernisation the property presents a bright and spacious living space and has wonderful views.

The house was constructed circa 1850 and benefits from a flexible floorplan, the house has two public rooms as well as a good-sized kitchen with space for a dining table.

Benefitting from excellent storage space throughout, the property has both a utility room on the ground floor and a box room on the first floor. Further features include a toilet on the ground floor and double glazing throughout.

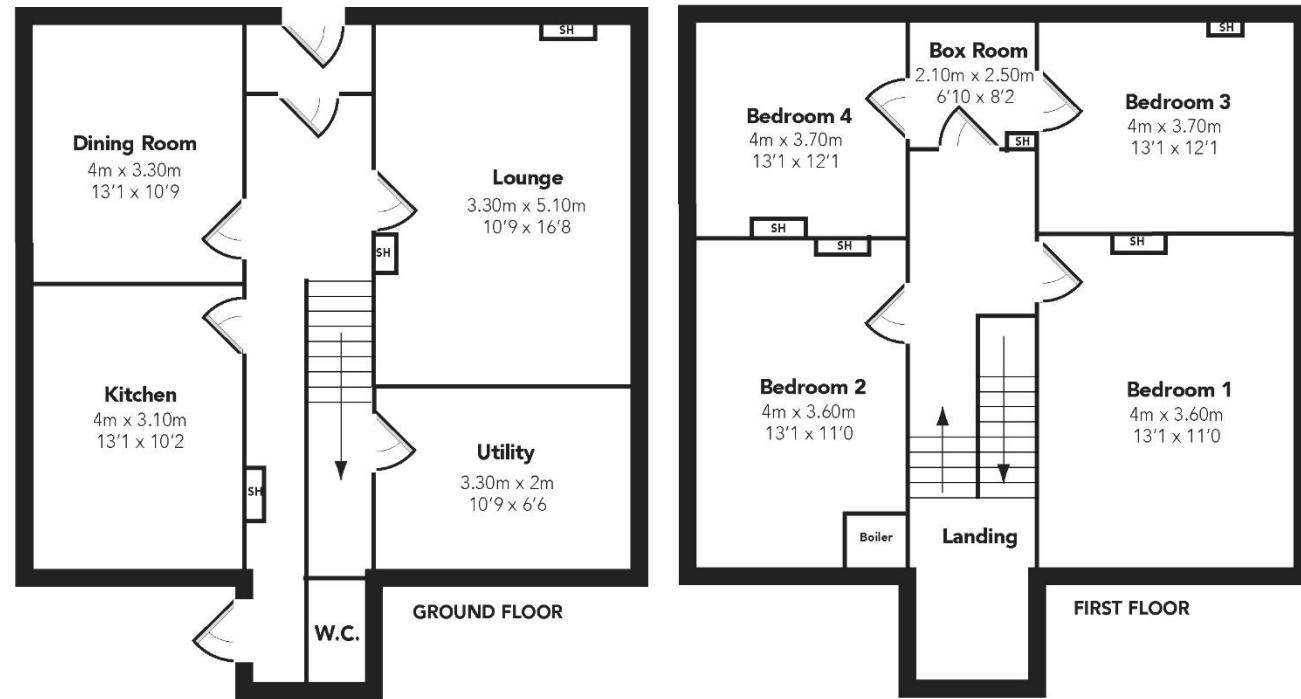
The accommodation comprises:

Ground Floor- Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room and Cloakroom (with WC).

First Floor- Landing, Four Bedrooms, Box Room and Shower Room (on half landing).

Gross Internal Floor Area- 149 sqm

Externally, there are garden grounds to the front and side. To the rear of the property is a driveway providing off-street parking facilities. There is also an outbuilding of brick construction within the grounds.



Local Area

The Manse is located within the attractive village of Port Charlotte on the Isle of Islay, where surrounding properties are of mixed design, vintage and character. The Main Street of the village houses the Port Charlotte Hotel and bar, with food, drink and live music. Also on Main Street is the Lochindaal Hotel and bar and in the centre of the village is a Shop and Post Office with Petrol and Diesel pumps.

As you enter the village you'll find the Lochindaal Seafood Restaurant, Museum of Islay Life, Medical Centre and further along, the Field Centre. Nearby Port Charlotte Primary School has links to Islay High School in Bowmore.

On the main road to Portnahaven is the Port Mor Centre, a community centre with lots of facilities as well as a campsite, a restaurant and a fantastic children's playground.

Port Charlotte beach offers stunning views over Loch Indaal and the hills from the neighbouring island of Jura.



Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.



It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

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