

# 19 Toberonochy Village

ISLE OF LUING, TOBERONOCHY, OBAN, PA34 4UE



*Set within the picturesque and unspoiled island community of the Isle of Luing, this truly exceptional home offers a rare opportunity to acquire a property that's every bit as magical as its surroundings*



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Jonny Clifford with McEwan Fraser Legal is delighted to present something truly unique. Set within the picturesque and unspoiled island community of the Isle of Luing, this truly exceptional home offers a rare opportunity to acquire a property that is every bit as magical as its surroundings. 19 Toberonochy Village may appear at first glance to be a charming traditional mid-terraced one-bedroom miner's cottage, yet beyond its characterful façade lies an extraordinary coastal retreat of remarkable warmth, versatility and style.

Beautifully presented in genuine walk-in condition, the property effortlessly combines period charm with carefully considered modern comforts. Every room has been designed to maximise comfort, character and connection to the breathtaking island landscape beyond.

## THE LOUNGE



Upon entering through the stable door, you are welcomed into a wonderfully inviting open-plan living space, rich in atmosphere and rustic elegance. A striking log-burning stove forms the heart of the home, creating a cosy focal point while efficiently heating the entire cottage. Solid fuel for the stove is conveniently delivered to the island every two weeks. Natural textures, thoughtful finishes and an abundance of charm make this a space that instantly feels like home.

# THE KITCHEN



The kitchen is a masterpiece in itself, beautifully crafted timber cabinetry, integrated appliances and generous workspace all come together to create a room full of personality and practicality. It is from here that the first of many mesmerising views can be enjoyed, with the ever-changing seascape providing a stunning backdrop to daily life.



The principal bedroom is a peaceful and beautifully proportioned double room, enjoying dual aspects to both the front and rear of the cottage, allowing natural light to flood the space while offering delightful outlooks in both directions.

# THE BEDROOM



# THE BATHROOM

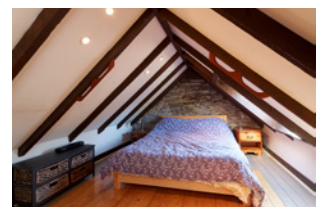


The bathroom is a spectacular celebration of style and individuality. Designed as a luxurious wet room, it features underfloor heating, a brass waterfall shower, a deep Victorian-style bath perfect for long soaks after coastal walks, and traditional steel fittings that complete the room's timeless aesthetic.



Ascending to the converted attic, the property reveals yet another surprise. This wonderfully imaginative and highly versatile upper level has been arranged into three distinct sleeping areas and comfortably accommodates up to six guests. Whether used for family, visitors, creative workspace or occasional holiday letting potential, the possibilities are endless. The central attic area in particular commands some of the finest views in the house, panoramic, captivating and utterly unforgettable.

# THE ATTIC



Without question, one of the defining features of this extraordinary home is its setting. Positioned on the east coast of the Isle of Luing, the property enjoys spectacular views across the water toward Shuna. From sunrise light shimmering across the sea to dramatic Scottish skies rolling overhead, the outlook is endlessly inspiring.

# THE VIEWS



Externally, the lifestyle offering becomes even more compelling. To the rear lies a private enclosed garden, a peaceful sanctuary complete with an insulated shed benefiting from full electricity supply, ideal as a workshop, studio, hobby room or retreat. There is also a separate summer house, perfect for relaxing, entertaining or simply unwinding in this tranquil setting.

To the front, the property enjoys something truly special, private access to one of the most beautiful beaches on the West Coast. This idyllic shoreline offers an exceptional extension of your living space, where swimming, paddleboarding, boating, or simply enjoying the serenity of island life become part of your everyday routine. A buoy for mooring a boat is also available by separate negotiation, further enhancing the remarkable lifestyle credentials of this home.

# EXTERNALS



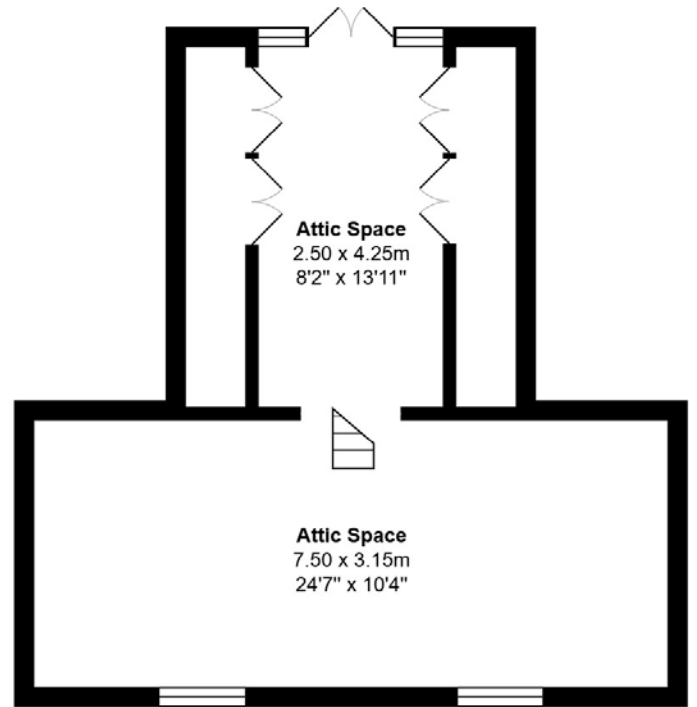
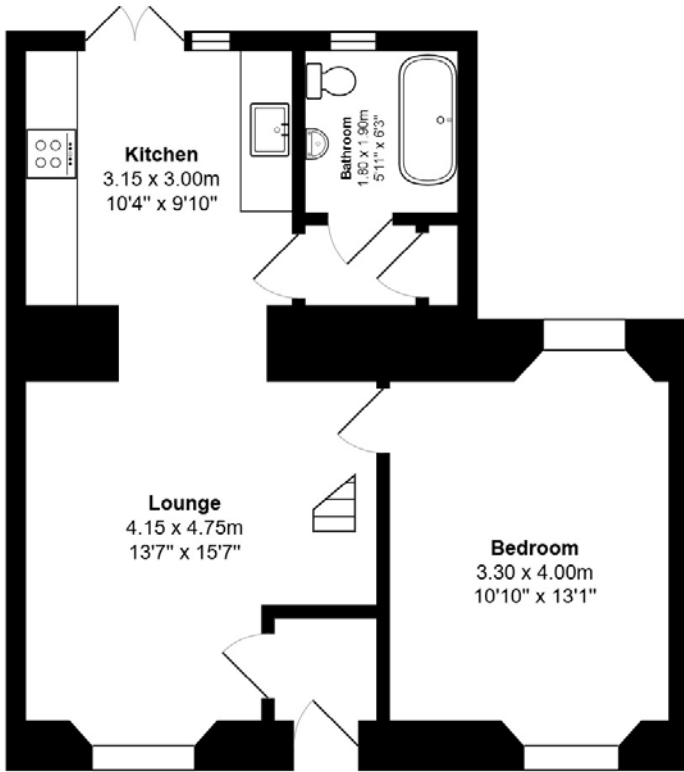


This is far more than a cottage. It is a rare island sanctuary, a home of immense charm and soul, and a place where unforgettable views, character-filled interiors and extraordinary outdoor living combine to create something genuinely special.

A once-in-a-generation opportunity to own a little piece of Hebridean paradise.

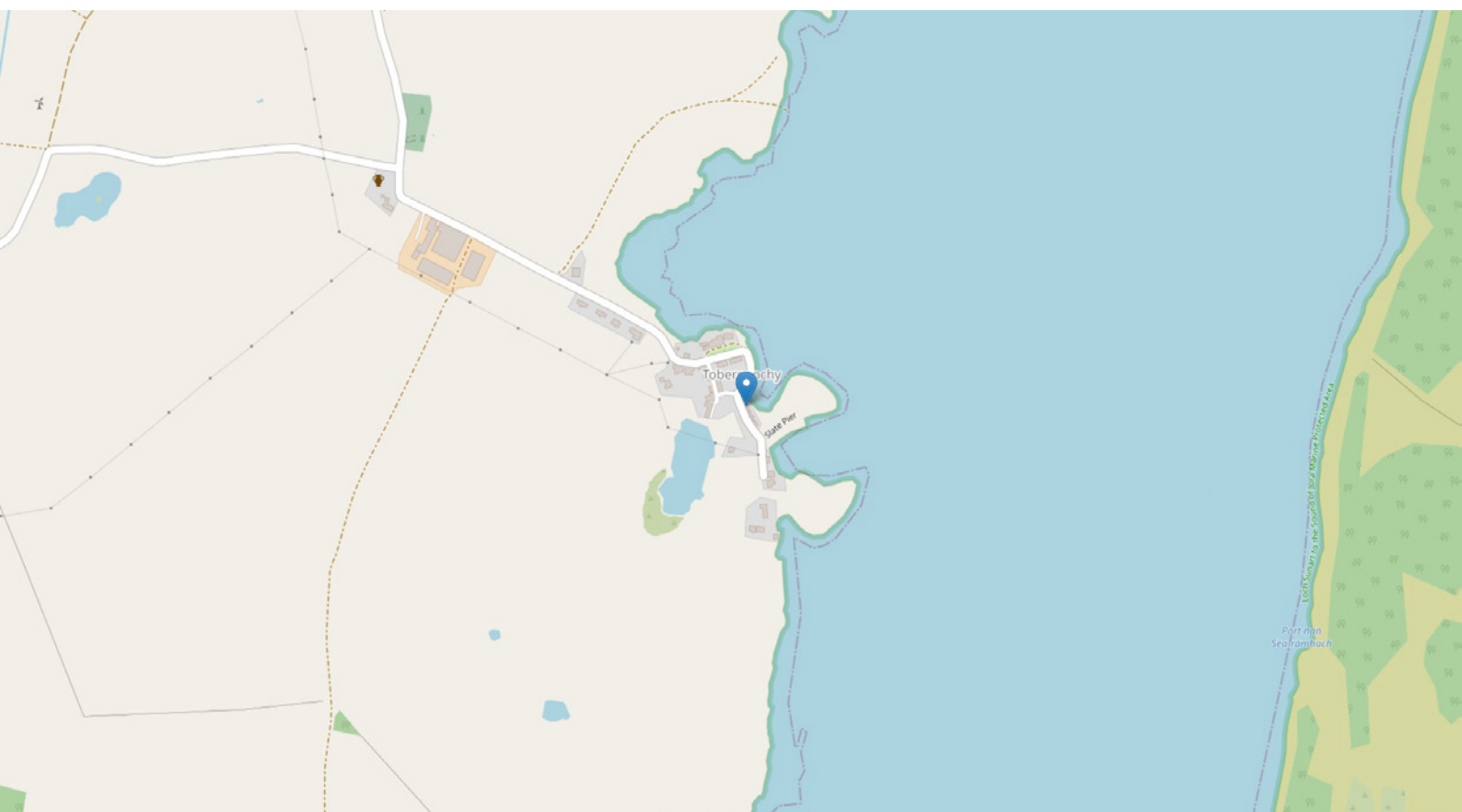


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 45m<sup>2</sup> | EPC Rating: D



# THE LOCATION

The Isle of Luing is a truly idyllic Scottish island located just south of Oban, renowned for its breathtaking coastal scenery, welcoming community and peaceful pace of life. Connected to the mainland by a short ferry crossing from Cuan Ferry, Luing offers the perfect balance of island tranquillity and accessibility.





Surrounded by stunning seascapes and views toward neighbouring islands including Shuna, the island is a haven for those seeking natural beauty, outdoor adventure and a slower, more rewarding way of life. Residents and visitors enjoy an abundance of wildlife, scenic walks, cycling routes, kayaking, sailing and some of the most spectacular sunsets on the west coast of Scotland.

Despite its peaceful setting, Luing benefits from a strong local community and a range of everyday amenities, including a village shop, village hall and popular local café. Toberonochy Hall houses the cinema and hosts regular activities. There is a thriving artist community on the island, and their products are for sale at the centre and shop. The nearby town of Oban provides a wider selection of supermarkets, independent shops, restaurants, transport links and healthcare facilities, while school transport runs from the island to the primary school in Easdale. Cullipool has a small post office/general store open five days a week, along with the Atlantic Islands Centre, which offers alcohol, takeaway, and a café/restaurant. The centre operates seasonally and often hosts music evenings during the summer. It's also home to the Luing History Group and the Community Garden. The annual produce show is also hosted in Cullipool Hall in August, where people showcase their homegrown fruits, veg and flowers.

Whether as a permanent home, holiday retreat or lifestyle investment, the Isle of Luing offers a rare opportunity to enjoy authentic island living in one of Scotland's most beautiful and unspoiled locations.



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