



Ardbrecknish, Dalmally, Argyll and Bute, PA33 1BH
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Offers Over £600,000

Property Description

Nestled on the serene banks of Loch Awe, in the heart of the breathtaking Scottish Highlands, this historic 18th-century property offers an unparalleled blend of charm, opportunity, and investment potential. Surrounded by stunning natural beauty, it has been a cherished destination for international travelers and staycationers alike, drawn by its peaceful setting and rich heritage.

Situated within Ardbrecknish, a popular settlement located on the banks of Loch Awe, Ardbrecknish House offers buyers an opportunity to acquire a substantial self-catering/bed and breakfast facility, currently sub-divided to form a series of individual self-contained flats. This impressive property also boasts public house, commercial kitchen and function room at ground floor level.

Listed as Grade B on the Historic Environment Scotland register.

With a proven track record as a successful self-catering accommodation, the property has a spacious, well-appointed owner's apartment, providing comfort and privacy amidst the thriving hospitality business.

Guests return year after year to experience the tranquility, explore the Highlands, and immerse themselves in Scotland's natural and cultural offerings.

This estate is more than a retreat—it's a rare development opportunity. Planning permission is in place for six exclusive plots, making this an ideal site for high-end holiday homes or private residences. In addition, the property's walled garden offers coveted loch frontage enhancing the charm

of the estate.

For those with a vision for redevelopment, the main building itself offers the potential to be converted from 10 self catering apartments into individual private residences, combining history and modernity in a highly sought-after location. Imagine restoring this magnificent building to its former glory, with luxurious apartments that capture the essence of Highland living, all while capitalizing on the area's growing popularity with discerning visitors.

An area of land to the east of the main house has been earmarked for the development of six, detached residential properties, with an option for four plots more being considered. An opportunity exists to acquire this additional land, subject to separate negotiation. Further details are available from the sole selling agent.



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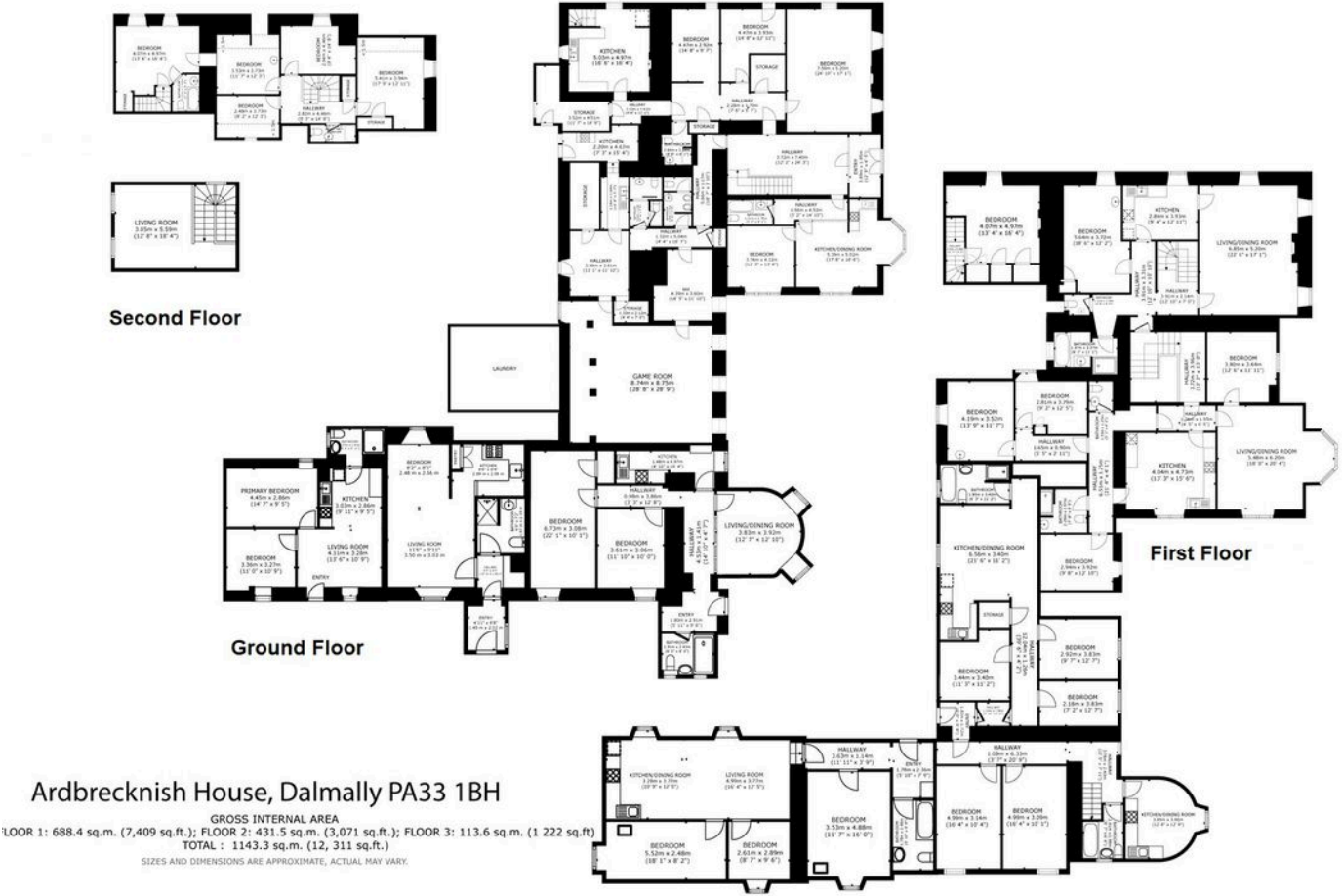
Plans

Approx. gross internal floor area
TBC

Location

From Oban take the A85 north through the villages of Connel, Taynuilt & Lochawe. Just before Dalmally take the A819 signposted Inveraray and follow this road for 6 miles. Turn right onto the B840 signposted Cladich and Ford. Follow the directions below.

From Glasgow take the A82 north signposted to Crianlarich. At Tarbert take the A83 to Inveraray passing the Loch Fyne Oyster Bar at Cairndow. At Inveraray take the A819, signposted to Oban and Crianlarich, travelling through Glen Aray for approximately 10 miles before turning left onto the B840, signposted to Cladich and Ford. After approximately 2 miles turn right into the settlement of Ardbrecknish, signposted Ardbrecknish House follow the road to the left. Parking is available to the rear of Ardbrecknish House.



Details

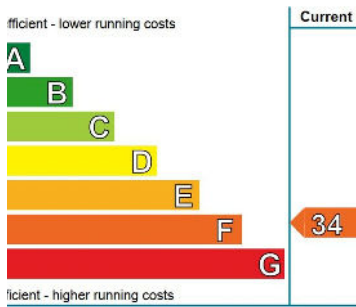
Local Authority
Argyll and Bute

Council Tax
Band = N/A

Tenure
Freehold

EPC
EPC Rating = F

Property



Services & Additional Information

Mains electricity, shared private water, private drainage, BT phone and internet connectivity, Electric heating, 4g reception.

The property is being sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Viewings

Strictly by appointment through the sole selling agents. If there is a particular aspect of the property which is important to you, then please discuss it with a member of Bell Ingram staff before viewing in order to avoid a wasted journey.

Particulars- September 2024 Photographs-TBC

Enquire



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Free Market Appraisal



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Viewing strictly by appointment

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