



STYLISHLY UPDATED FARMHOUSE & CONVERTED STABLE BLOCK

SHEILDAIG FARM
BALLOCH, BY LOCH LOMOND, G83 8QY



STYLISHLY UPDATED FARMHOUSE & CONVERTED STABLE BLOCK SITUATED CLOSE TO LOCH LOMOND

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Reception/conservatory ♦ sitting room/kitchen ♦ bedroom 1/ en suite shower room ♦ bathroom ♦ dining room ♦ breakfast room/conservatory ♦ drawing room with mezzanine study ♦ two further bedrooms ♦ bathroom ♦ stable block with three further bedrooms with en suite shower rooms

Approx 1.2 acres

Balloch 1 mile

Helensburgh 8.5 miles

Glasgow Airport 17.5 miles

Glasgow 25 miles

Directions

Travelling north from Glasgow on the A82 towards Loch Lomond at the Balloch roundabout take the first exit, then follow the signs to Shildaig Farm.

Situation

Sheildaig Farm represents a rare opportunity to acquire a wonderful country home close to Loch Lomond. In well maintained grounds of approx 1.2 acres, the property is situated in an elevated position around a cobbled courtyard.

Some of Britain's most spectacular scenery is around the Loch Lomond area. The loch is crossed by the Highland boundary fault and the physical characteristics of lowland and highland Scotland can be seen within a few miles of each other.

For sporting enthusiasts opportunities abound in the area. The loch is well known for its water sports including wind surfing, sailing and excellent water skiing and wake boarding. In addition, there is superb hill walking and climbing in the area. The Arrochar Alps include four Munros (mountains over 3,000 feet) and six Corbetts, the best known of which is The Cobbler. Ben Lomond is only minutes away by boat.

The Loch Lomond Golf Club boasts an international membership and was host to the annual Scottish Open Golf Championship. Other fantastic courses in the area include The Carrick, Buchanan Castle and many more, all within 15 miles.

Balloch is a few minutes drive, with Balloch railway station providing a regular rail service every half hour to central Glasgow, also in Balloch is Loch Lomond Shores is a gateway to Scotland's First National Park with shops, cafes and kids play area.

Helensburgh is just (8.5 miles) and has excellent shopping including a choice of supermarkets. Hermitage Academy is the local secondary school, with Lomond School providing private schooling at primary and secondary levels. Helensburgh railway station has regular trains with a journey time to Glasgow of around 40 minutes.

Glasgow (25 miles) can be reached by car under normal driving conditions in around 40 minutes and Glasgow Airport, providing regular domestic and international flights, within 30 minutes.



Description

Sheildaig Farm was built in 1804 and enjoys a quiet elevated position on the hillside at the southern end of Loch Lomond. The property is just a few minutes drive from the shores of the Loch and affords a degree of privacy off a private rhododendron lined lane.

This detached grey sandstone farmhouse has been sympathetically modified and upgraded forming excellent, well presented and proportioned family accommodation set around a cobbled courtyard.

Access to the courtyard is via a gravel driveway with parking for several cars, and through a gated archway. The principal entrance into the house is through double doors into the conservatory which successfully doubles as the reception hall; this then leads into the main body of the house. The accommodation is all on one level and at its heart is the family room with open plan kitchen. The sitting area is light and bright thanks to windows to the side and there are fitted storage cupboards. The kitchen is contemporary in style and includes a range of floor and wall cabinets, integrated appliances, a peninsula unit/breakfast bar which divides the kitchen and living space and a door which leads to the courtyard. Off an inner hallway is a bedroom with en suite shower room, family bathroom and two storage cupboard. The dining room accesses the breakfast room/second conservatory and enjoys lovely views over the garden. Of special note is the impressive drawing room which has windows on two sides and glazed doors to the courtyard, along with a fireplace and mezzanine level which is currently used as a study. From the drawing room there is a further hallway with two additional bedrooms, one being the master with en suite bathroom.

The converted stable block contains three en suite bedrooms each with separate access.

Sheildaig is presently being run by the owners as a successful self catering business. It was run previously as an award winning licenced bed and breakfast. – further information can be obtained from the selling agents.

Gardens and grounds

Sheildaig sits in well maintained grounds which extend from stone pillars on the track and include a gravel driveway and parking area. The garden is mainly laid to grass with trees and shrubs. The cobbled courtyard has a sheltered raised patio area which is a sun trap in summer and a lovely place to sit outside.

General Remarks

Local Authority Argyll & Bute Council.

Servitude rights, burdens and wayleaves The property is 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.

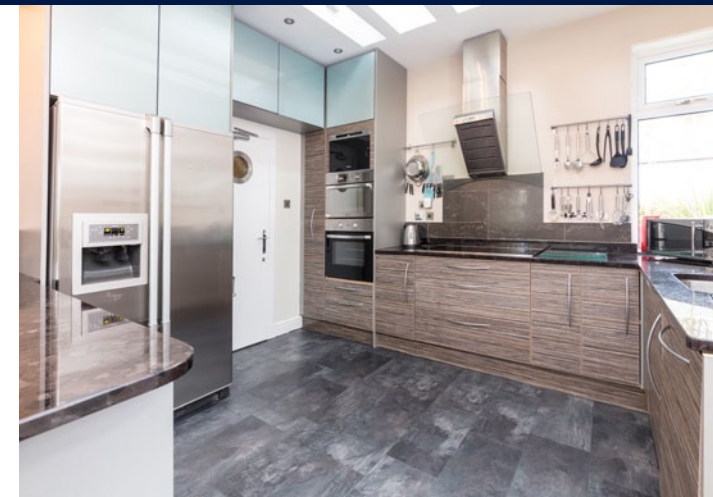
Possession Vacant possession and entry will be given on completion.

EPC Band E

Offers Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing Strictly by appointment with Savills – 0141 222 5875

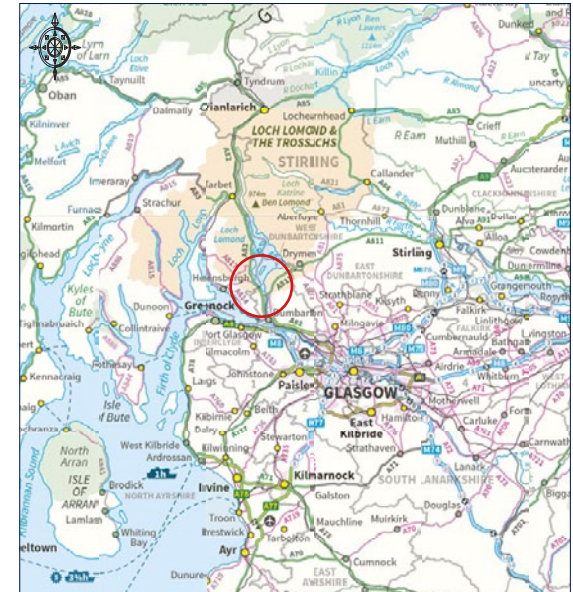
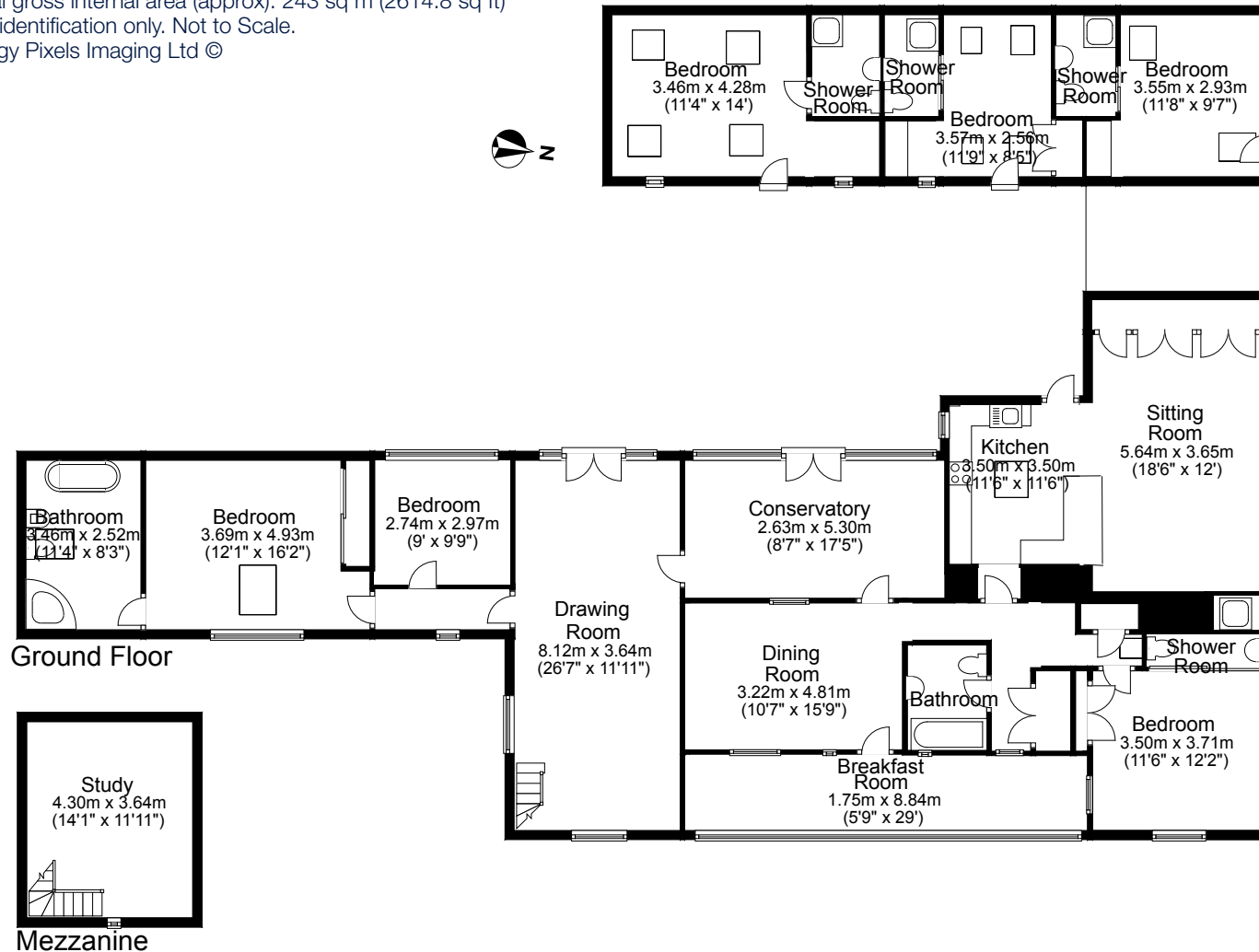
Purchase price Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.





FLOORPLANS

Total gross internal area (approx): 243 sq m (2614.8 sq ft)
For identification only. Not to Scale.
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