



A WONDERFUL LIFESTYLE OPPORTUNITY AMID STUNNING WEST COAST SCENERY

AIRDENY LODGE AND CHALETs
TAYNUILT, ARGYLL PA35 1HY

Smith &
Clough
BUSINESS ASSOCIATES





EXCEPTIONAL VILLA WITH 7 LODGES SET IN MAGNIFICENT LOCALE

AIRDENY LODGE AND CHALETs, TAYNUILT, ARGYLL PA35 1HY

Airdeny Lodge: Reception hall ♦ open plan living area and kitchen ♦ laundry, linen store and WC ♦ 2 en suite bedrooms ♦ 2 further bedrooms/studios ♦ integral garage ♦ roof terrace ♦ 7 timber built holiday chalets ♦ about 3.5 acres

Taynuilt 1 mile
Oban 12 miles
Glasgow 83 miles

Directions

From Glasgow take the A82 to Tarbet, then bear left on to the A83 signposted to Campbeltown. Continue to Inverary then take a right turn through a white archway on to the A819 signposted to Oban. Continue till you reach the junction with the A85 where you turn left, then continue to Taynuilt.

Situation

Airdeny Lodge and its self-catering chalets occupy a magnificent location, about a mile to the south of Taynuilt. They are set in about 3.5 acres with beautiful uninterrupted open views of Ben Cruachan and Glen Etive. The road continues westwards through Glen Lonan to Oban, providing an alternative and scenic route to the town.

Although set amongst some of Scotland's most dramatic scenery, Airdeny is only a short distance from the A85 and there is a railway station at Taynuilt with services into Glasgow for mainline connections to London. Taynuilt provides essential shopping requirements, a medical practice, a primary school, a golf course and a sports centre. Oban is the principal shopping centre for the area and provides excellent schooling and recreational and entertainment facilities, along with ferry services to the islands of the Inner and Outer Hebrides. Nearby Loch Awe is the longest fresh water loch in Scotland. Kilchurn Castle, at the northern end of the loch, is a dramatic ruin which has become one of Scotland's most photographed castles.

Argyll offers a full range of outdoor activities. There is spectacular hill walking, climbing and mountaineering in the area with skiing at Aonach Mor (near Fort William) and at Glen Coe. Loch Awe holds a variety of fresh water fish and is famed for its huge ferox trout. The loch also offers options for boating and water sports. The west coast is well known for its exciting sailing and varied coastline.

Description

Airdeny Chalets have been established since the 1970s, and Airdeny Lodge was built in 2008. It currently provides private accommodation for the owner but could be adapted for bed and breakfast accommodation, if required.

There are seven timber built chalets in all, four with two bedrooms and three with three bedrooms. Each has an open plan living and kitchen area and outside seating area. The two bedroom chalets have a shower room and the three bedroom units each have one en suite shower room and a bathroom. One of the larger chalets has been adapted for wheelchair access. The chalets have all been refurbished, with double glazing and electric heating, and they and the grounds round them are exceptionally well-maintained. The business has been awarded Gold status by the Green Tourism Business Scheme.

The grounds extend to some 3.5 acres. Woodland lines the river bank to the west and attracts a wide variety of wildlife including red squirrels. Within the grounds is a highly productive kitchen garden.

Airdeny is an exceptional opportunity for a family looking for a lifestyle business and a well-presented family home, all in one package, with the added benefit of further trading potential by way of future development on the site.



Airdeny Lodge

A bright outer reception area is used for the chalet guests has hardwood flooring and opens to an inner hallway. Off this hallway are a linen store, a wc and a fitted laundry room. An internal door leads through to the integral double garage and a staircase leads up to the first floor. The garage has a remotely controlled door and log store.

A further door from the hallway opens into the dining area of the open plan living space. With windows on all four aspects, this area enjoys an abundance of natural light. The kitchen has a fine range of modern base and wall mounted units with an island unit and built-in appliances. The seating area has an open fireplace, windows on two aspects and French doors to the garden to the south of the house.

A staircase from the living area leads up to the master bedroom suite, which is entirely self-contained. With north and east facing windows and French doors to a south facing Paris balcony, the bedroom enjoys magnificent views and has an open fireplace. There is a walk-in dressing area and a fully tiled bathroom.

The staircase from the hallway accesses three further rooms and French doors from the landing open onto a roof terrace above the garage. Again, the views are magnificent. The largest of the three rooms offers versatile space and has French doors to a Paris balcony. With windows on three aspects and to Velux rooflights, this room would be ideal as an artist's studio. There is also a sitting room on this level with double doors concealing a compact kitchenette. Off this room is a bedroom with an en suite shower room. The sitting room and bedroom could be used for additional letting purposes.

General Remarks

Local Authority

Argyll & Bute Council. Airdeny Lodge is in Council Tax Band F; the chalets are commercially rated at £7,400 per annum.

EPC Rating

Airdeny Lodge – D

Airdeny Chalets: Bonawe, Kilchurn & Muckairn – G

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.

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.













Chalet



Chalet



Chalet



Chalet

FLOORPLANS

Approximate Gross Internal Area:

Main House = 221.5 sq. metres (2383.8 sq. feet) Including Garage

Muckairn = 78.0 sq. metres (839.5 sq. feet)

Kilchurn = 74.9 sq. metres (806.0 sq. feet)

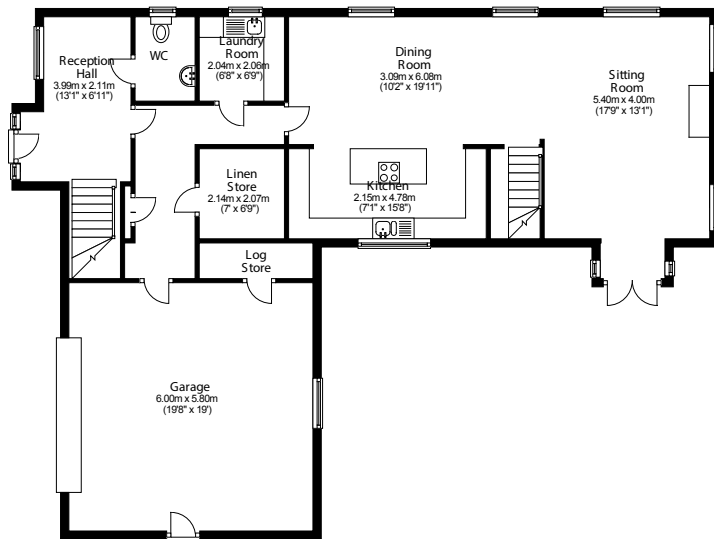
Bonawe = 74.9 sq. metres (806.0 sq. feet)

Cruachan = 40.8 sq. metres (439.1 sq. feet)

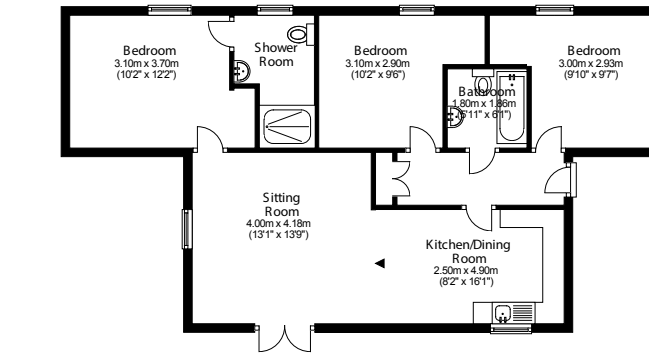
Fearnoch = 40.8 sq. metres (439.1 sq. feet)

Lonan = 40.8 sq. metres (439.1 sq. feet)

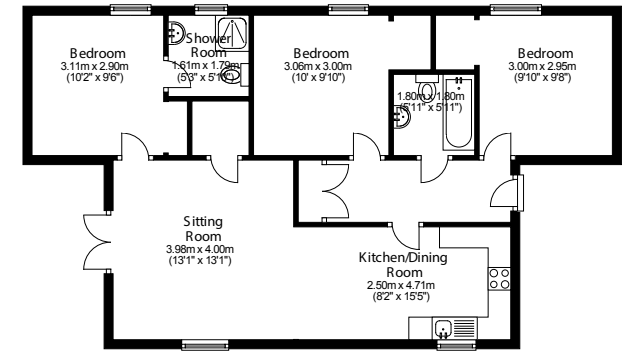
Etive = 40.8 sq. metres (439.1 sq. feet)



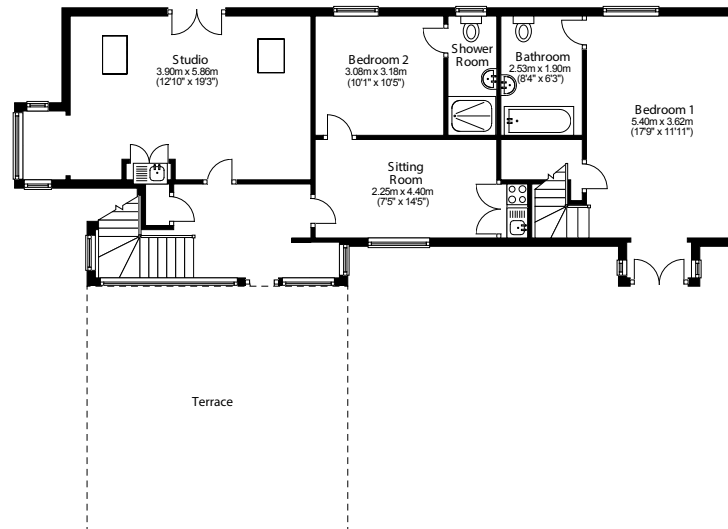
Main House: Ground Floor



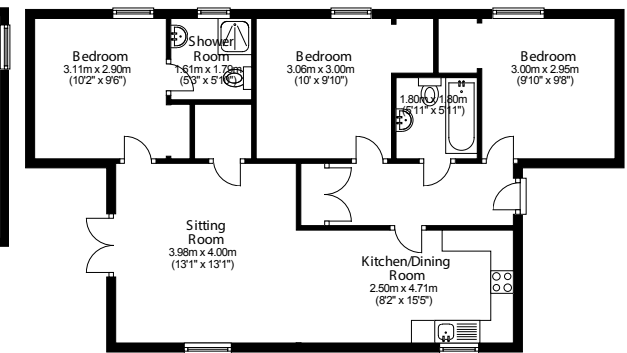
Muckairn



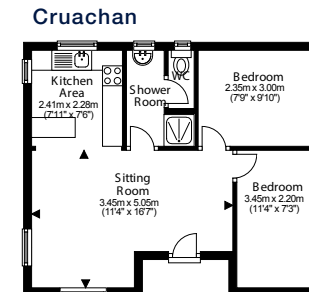
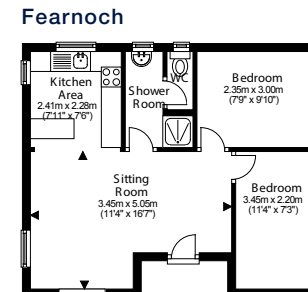
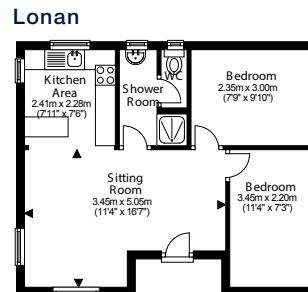
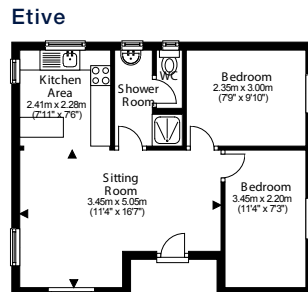
Kilchurn



Main House: First Floor



Bonawe



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Main House



Main House



Main House



Main House



