



KAMES FARM

KILMELFORD · OBAN



KAMES FARM

KILMELFORD · OBAN · ARGYLL · PA34 4XA

Kilmelford 2 miles

Oban 17 miles

Glasgow 109 miles

Edinburgh 137 miles

A WONDERFUL GEORGIAN COUNTRY HOUSE WITH OUTSTANDING VIEWS OVER LOCH MELFORT AND KAMES BAY

Georgian country house dating from 1801

Stunning open views over Loch Melfort and Kames Bay

Two reception rooms and four en suite bedrooms

Separate one bedroom annexe and stone-built steading

Walled gardens and approximately 33 acres

Private shore frontage

The property is available as a whole or in two lots.

About 33 acres in all.



DIRECTIONS

Travelling by car from Glasgow proceed north on the A82 passing Loch Lomond on the right-hand side. Keep left at Tarbet joining the A83. Continue through Inveraray to Lochgilphead. Take a right at Lochgilphead, then another right onto the A816 following signs for Oban. Continue for approximately 20 miles. As you pass Arduaine, Loch Melfort will be on the left. As you reach loch level Kames Farm will be situated on the right hand side.

SITUATION

Kames Farm is located in an area of dramatic natural scenic beauty at Loch Melfort, about 2 miles south of the village of Kilmelford on Scotland's west coast. The house sits in a commanding position on the south bank of the loch and from its vantage point boasts stunning views out over Kames Bay, Loch Melfort and the surrounding mountains and glens.

Kilmelford has a local post office, shop and provisions store which caters for everyday requirements. The district is well served by a fine range of local country pubs, restaurants and hotels, all of which usually sell local seafood and seasonal produce. Kilmelford Haven Marina is only 1 mile from Kames Farm.

Arduaine Garden, a mile to the south of Kames Farm, is famous in the district, originally conceived by J. Arthur Campbell who also built the award winning Loch Melfort Hotel. The gardens are spacious but retain the intimacy of a private garden.

The main west coast town of Oban is about 17 miles to the north and Lochgilphead is about 20 miles to the south; both offer a much wider range of shopping, professional and leisure services. A local bus service runs between Oban and Lochgilphead and Oban has a mainline railway station with a service connecting to Glasgow.

The waters off the west coast of Scotland are famed for challenging sailing and stunning scenery. The sheltered sea loch of Loch Melfort is well known among the sailing community and has always drawn yachts and boating craft to its pretty and safe anchorage.

The surrounding countryside provides an abundance of outdoor and sporting activities including hill walking and mountain biking. Oban, Lochgilphead and Ardfert provide sea fishing, wildlife boat trips plus sailing access to the west coast.

DESCRIPTION

Kames Farm is a stunning Georgian country house in a prime setting on the banks of Kames Bay. The property sits in around 33 acres of private grounds and offers a wonderful aspect over Loch Melfort.

The property is available as a whole or in two lots.

LOT 1

Lot 1 includes the main house and around 12 acres of land, including private access to the shore front on Loch Melfort.

The main house is set over two floors and is presented in immaculate order with a wealth of period features throughout. Our clients have sympathetically modernised and upgraded the property to create what is now a wonderful family home.

A welcoming vestibule and entrance hallway leads to the main living accommodation, with a staircase rising up to the upper floor. The principal reception rooms are situated to the front of the property and maximise the views over Kames Bay. The drawing room has a feature wood burning stove and offers a dual aspect to the west, overlooking the garden and Loch Melfort.

The heart of the home is the spacious family room which runs into a modern open plan kitchen and dining area. The room spans the length of the property and with its triple aspect offers fantastic views. A downstairs cloakroom/WC and store room are also on this level.

The master bedroom is located on the first floor and arguably boasts the finest loch views in the property. The master bedroom is complemented by a contemporary en suite shower room. There are three further double bedrooms, each with their own en suite.

The attached annexe is to the south of the main house and offers further living accommodation. There is an open plan living and kitchen area on the ground floor, along with a modern shower room. A spacious double bedroom overlooks the gardens to the south and west from the first floor.

GARDENS & GROUNDS

The gardens themselves extend to just over an acre and are mainly laid to lawn with mature trees to the front and side. The walled garden to the rear is south facing, with established beds of mixed planting and a kitchen garden area with fruit bushes and apple trees. A raised seating area to the east of the house offers fine views over the loch.

Perhaps the greatest asset to Kames is the 3.6 acres of private loch frontage on the foreshore of Loch Melfort. A private access road down to the shoreline facilitates the launch of a small yacht or motor boat.

The paddocks in front of the property will be included in the sale of Lot 1. In total the gardens, paddocks and shorefront extend to approximately 12 acres.

MOORING

Kames Farm has a deep water mooring in Kames Bay which will be included in the sale of Lot 1.

LOT 2

Lot 2 comprises a large stone built steading and approximately 21 acres of land.

The steading is currently used for housing animals and agricultural equipment associated with the farm. There are four loose boxes, goat housing, a feed room, farm office, cart house, yard toilet and the old stable block which provides storage.

The steading offers the opportunity for conversion or development, subject to obtaining the necessary consents. We understand that planning was granted for the conversion of the steading to form six holiday letting properties, four 2 bedroom cottages and two 1 bedroom cottages. Planning has now lapsed and buyers should seek their own advice on any proposed development.

AGRICULTURAL HOLDING

The property is a Registered Agricultural Holding.

LOCAL AUTHORITY

Argyll & Bute

COUNCIL TAX

The main house is registered as a self-catering holiday let and exempt from Council Tax. The annex is registered separately and is Band B.

EPC RATING

Band F

SERVITUDE RIGHTS, BURDENS & 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.



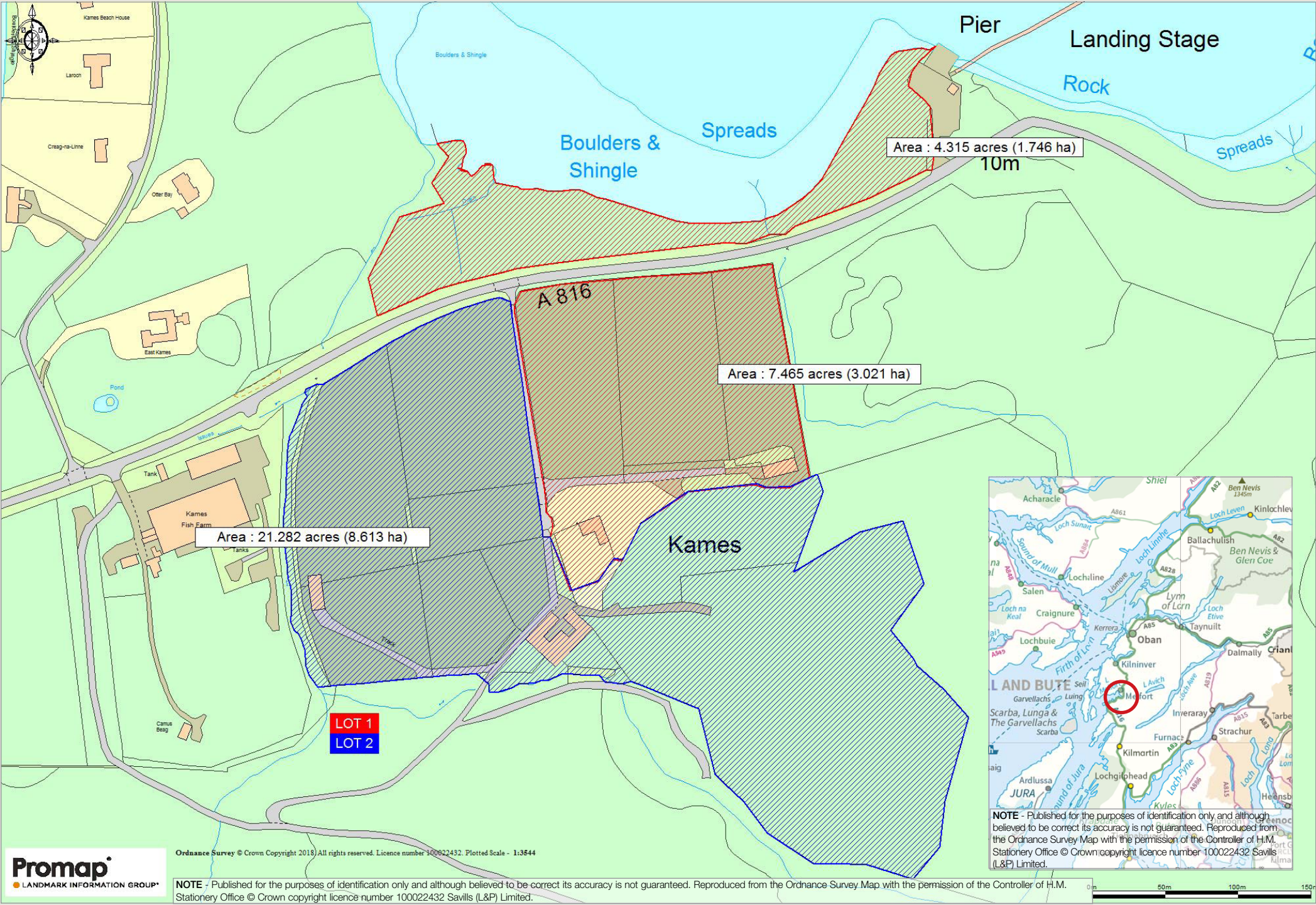




FLOORPLANS

Total area: approx. 212.8 sq m (2290.6 sq ft)
For identification only. Not to scale. Copyright JPI Ltd.







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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.

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