



A BEAUTIFULLY RESTORED HISTORIC 17TH CENTURY GRADE A LISTED COUNTRY HOUSE

OLD KILMUN HOUSE
KILMUN, DUNOON, ARGYLL PA23 8SE

savills





A BEAUTIFULLY RESTORED HISTORIC 17TH CENTURY GRADE A LISTED COUNTRY HOUSE IN ELEVATED WATERSIDE SETTING

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4 Reception rooms ♦ 8 bedrooms ♦ 3 bath/shower rooms ♦ Kitchen/breakfasting room
♦ Games room ♦ Laundry room ♦ Landscaped gardens ♦ Superb waterside views

About 1.4 acres in all

Dunoon: 6 miles, Glasgow Airport: 29 miles, Glasgow: 37 miles

Viewing

Strictly by appointment with Savills – 0141 222 5875

Directions

From Glasgow take the M8 westbound towards Greenock. Continue straight over the roundabout onto the A8 Greenock Road. Continue for approximately 10 miles until you reach McInroy's Point ferry terminal. The ferry journey takes 20 minutes and at peak times ferries run every 15 minutes. From the ferry terminal at Hunter's Quay in Dunoon, turn right and proceed onto the A815 towards Sandbank. At Sandbank, turn right at the T junction and continue around the Holy Loch until the A880 on the right, signposted for Kilmun. Old Kilmun House is on your left hand side after approximately 1 mile.

Situation

Old Kilmun House occupies a prominent position overlooking the Holy Loch and down towards the Firth of Clyde. The property is situated in an elevated plot, surrounded by around 1.4 acres of private gardens.

Kilmun is a small community nestled on the loch shore, approximately 6 miles from Dunoon, a thriving town which blossomed in the 19th century to become a major seaside resort and a favourite holiday spot for Glaswegians. Throughout the summer months many tourists still visit Dunoon and enjoy a walk along the promenade or a cruise down the Clyde. As the main centre of the area, the town offers a range of amenities including a hospital with 24 hour A&E, library, leisure centre and a variety of shops and supermarkets. Primary and secondary schooling are available within the town in addition to more local schooling at Strone Primary.

The property sits within the Loch Lomond & Trossachs National Park and the area is renowned for its scenic splendour. There is an abundance of outdoor country activities on the doorstep, including excellent sailing, golf, walking and both fresh and sea water fishing.

Historical Note

We understand that Old Kilmun House was built by the Duke of Argyll in 1696 with stonework used in the property dating back to an earlier 16th or 17th Century house. The property was owned and lived in during the late 19th Century by sugar magnate, collector, philanthropist and founder of Benmore Gardens, James Duncan, and then by the Younger family. James Duncan planted 6 million trees at Benmore, but many of the finest were those he planted in the garden at Kilmun. It was the Younger family who added the separately owned Victorian extension to the west of the house. It is undoubtedly one of the most important buildings in the parish and is unusual in a wider context because of the six bay layout. Few houses combine such classical features with asymmetrical façade. For its unusual layout and its early date, Old Kilmun House is of special interest and as such has been granted Category A listed status by Historic Scotland.



Description

Old Kilmun House is a beautifully restored 17th century country house in a wonderful elevated, waterside setting.

The Grade A Listed property is of traditional stone construction under a pitched slate roof and boasts some fine period features throughout. The accommodation is set over four floors and offers flexible family living extending to 3,650 sq ft.

A grand reception hallway gives access to the principal reception rooms. The drawing room has a feature fireplace with open fire and a dual aspect to the front and rear, which offers fantastic views over the gardens and towards the Holy Loch. The dining room displays some stunning period features which includes wood panelling to the walls and ceiling, and a feature fireplace. A modern fitted kitchen is complemented by a navy blue three oven Aga and ample space for a table and chairs. A modern shower room completes the ground floor accommodation.

The upper two floors offer seven spacious bedrooms, a bunk room, store room and two bathrooms, one with a sauna off.

The lower ground floor can be accessed from the main reception hallway, or by its own front door, and offers a further sitting room a small games room and billiard room.

A Victorian addition to the 17th Century house, sitting to the west side of the property, is separately owned.

Gardens and Grounds

Old Kilmun House is accessed via a sweeping drive that climbs the hill to the elevated position occupied by the house. Looking out over immaculate lawns, the property has a spacious yet easily maintained garden with a range of rhododendrons, other shrubs and mature trees punctuating a large expanse of lawn.

The main appeal arguably lies outside the boundaries of the property, however, with a shoreline position and incredible views over Holy Loch and adjoining Kilmun Arboretum, to be enjoyed from any number of vantage points throughout the 1.4 acres of gardens.

The Business

Not only does Old Kilmun House offer the potential to be a fine family home, this delightful 17th century property has traded as a successful self-catering holiday rental business for over 10 years and during this time has established itself as one of the finest in the area. Trading below the VAT threshold, it is run very much to suit our client's requirements and, although busy during the main tourist months, there is still potential for a new owner to increase capacity and turnover, should they wish.

Presented well both internally and externally, Old Kilmun House trades with a four star, self-catering Accolade for Excellence from Visit Scotland – although its most recent inspection resulted in its highest ever ranking, with a score that would qualify for a five star award - and ranks highly on TripAdvisor with 4.5 stars. As an exclusive use holiday home, the property can comfortably accommodate 18.

The majority of the bookings come via the designated website www.oldkilmunhouse.com (where further information can be obtained on the business) or national and international sites such as Airbnb and Holiday Lettings.

Old Kilmun House has usefully flexible accommodation and its layout is ideal for a variety of types of group bookings from special occasions and birthday parties to team building, corporate and leisure breaks. It is thought that it would lend itself to trade as a guest house or B&B, which is an avenue any new owner could explore.

Accounting information will be supplied if required.

Listing

Old Kilmun House is Category A Listed

Local Authority

Argyll & Bute Council

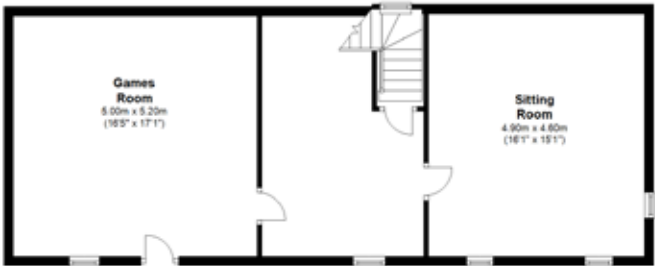
The Property has a rateable value of £7,700



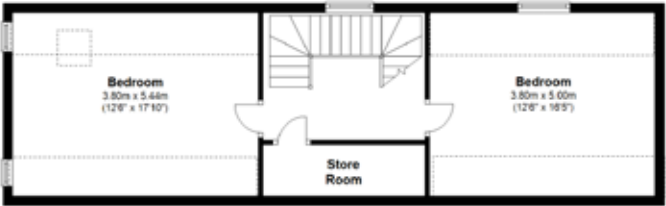


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Total gross internal area (approx): 3650 sq ft, 339.1 sq m
For identification only. Not to Scale.
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Lower Ground Floor



Second Floor



Ground Floor



First Floor

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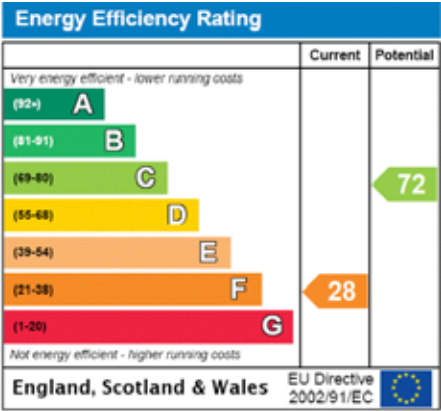
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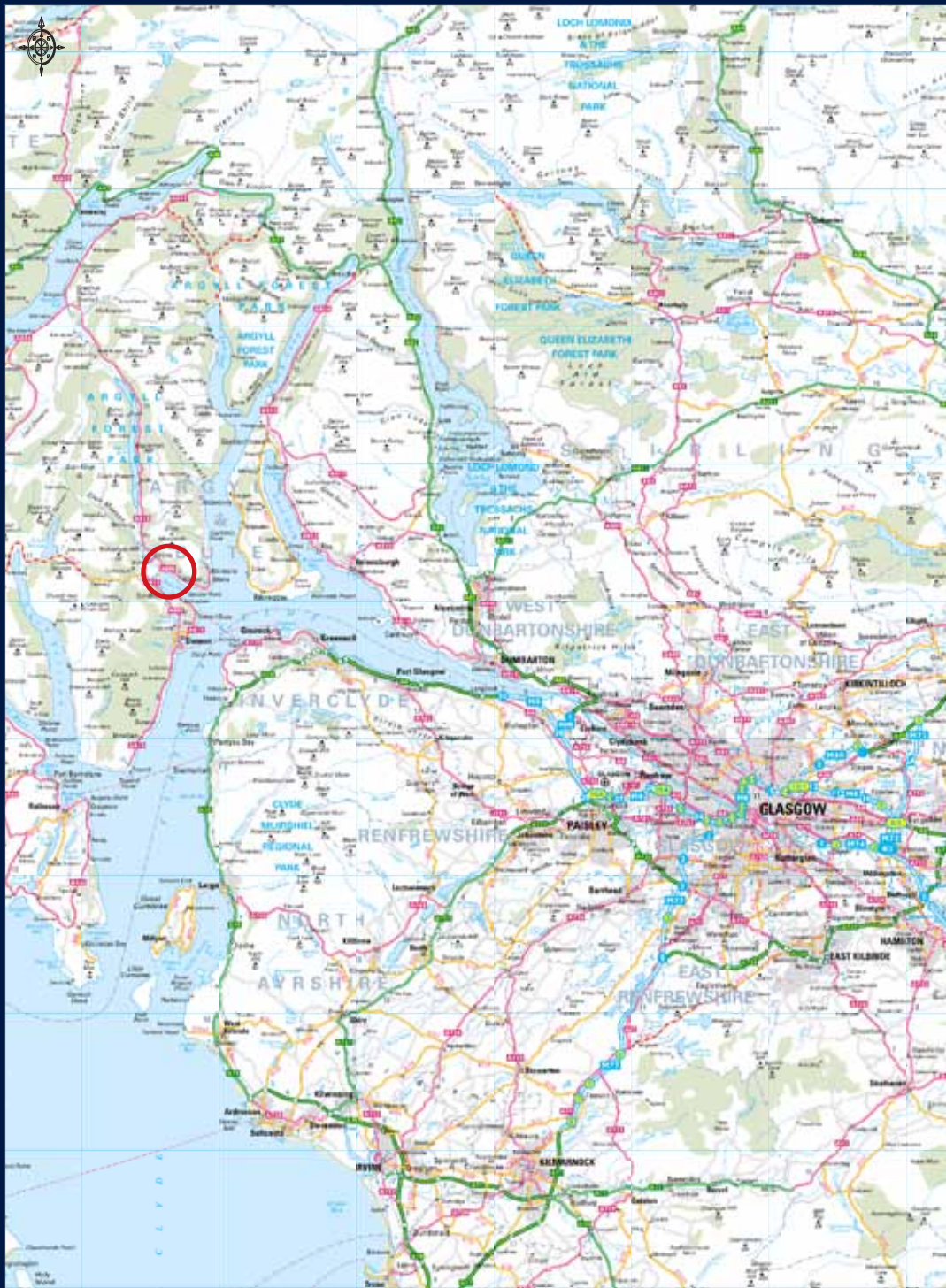
Possession: Vacant possession and entry will be given on completion.

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.

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.

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View from outwith boundary

