



A FANTASTIC COASTAL HOME WITH WONDERFUL VIEWS OVER CRAOBH HAVEN MARINA

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CRAOBH HAVEN, LOCHGILPHEAD, ARGYLL, PA31 8UA

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Entrance vestibule ♦ Hallway ♦ Drawing room with balcony ♦ Kitchen with breakfast island
Utility room ♦ Two conservatories ♦ Three double bedrooms ♦ Study ♦ Bathroom ♦ Shower room
Workshop ♦ Patio with covered terrace

Gardens ♦ off street parking ♦ double garage

Lochgilphead: 17 miles, Oban: 21 miles, Glasgow: 99 miles, Glasgow Airport: 97 miles

Directions

From Glasgow follow the M8 westbound over the Erskine Bridge and take the A82 signposted Crianlarich. Follow the A82 by Loch Lomond and at Tarbet take the A83 through Inveraray to Lochgilphead. From Lochgilphead take the A816 north towards Oban. After about 16 miles take left hand turning signposted Craobh Haven. Follow the road towards the marina and after approximately 1 mile turn left, signposted Lunga Estate. Follow the road to the top of the hill, before taking a right. Follow the road around to the left. Achnandarrach is the large white house on the right hand side.

Situation

Achnandarrach sits in a highly sought after elevated position high above Craobh Haven Marina. The property boasts the most spectacular southerly views down to Scarba, Jura and Islay, and out towards the north west to the Isle of Mull.

Craobh Haven offers a village shop, a chandlery, an excellent bar and restaurant and has one of the best marina facilities in the country. 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.

Arduaine Garden, about 3 miles to the north of Craobh Haven, is famous in the district, originally conceived by J. Arthur Campbell who also built the award winning Loch Melfort Hotel. The gardens are extensive but retain the intimacy of a private garden.

The main west coast town of Oban is about 21 miles to the north and Lochgilphead is about 17 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 marina at Craobh Haven 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 and ferry access to the west coast islands.



Description

Achnanarrach is a fantastic, detached home situated in a prime elevated setting above Craobh Haven Marina. The property is modern in construction and was designed to maximise the stunning views which can be enjoyed from both the property and its gardens.

The accommodation is set over two floors with the drawing room situated on the upper level to capitalise on the outstanding outlook.

The entrance vestibule opens into the hallway which in turn leads to the ground floor accommodation. There is a spacious kitchen with a large range cooker, breakfast island and a useful utility room. A conservatory is located off the kitchen, with panoramic views, ample space for a dining table and chairs and direct access to the gardens. There is a further conservatory and workshop off the kitchen, to the other side. There are two double bedrooms, one with a large store room off, a study/further bedroom and a family bathroom, all conveniently at ground level.

A turned staircase leads to the first floor. The upper landing is open to a superb drawing room with vaulted ceiling. The full glass gable end on the south western elevation floods the room with light and offers breathtaking views over the marina and Sound of Jura towards the Isles of Scarba, Jura, Islay and Mull. Sliding doors open onto a balcony which has a wonderful aspect over the gardens and coastline. There is a further double bedroom, shower room and storage cupboards on this floor.

Gardens and Grounds

The property sits in a generous garden plot of approximately 0.54 acres. The gardens are mainly laid to grass, with areas of planting and mature trees which offer a degree of privacy, without compromising the view. A covered terrace area offers the perfect spot to enjoy the view. There are two polytunnels and a steel built storage shed.

There is a double garage with storage space above, with the potential to convert subject to the necessary consents.

Services

The property benefits from mains electricity, whilst water and drainage are from a shared system. An annual fee is payable for these.

Local Authority

Argyll & Bute Council
Council Tax Band F

EPC

Band D

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.

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.



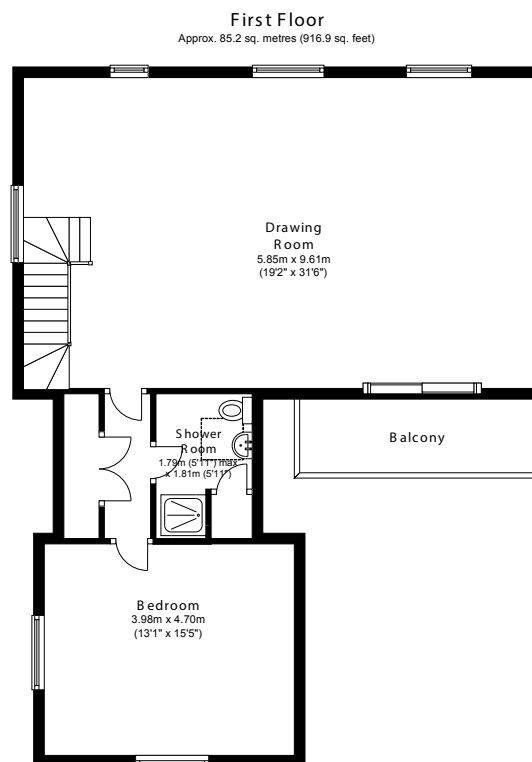
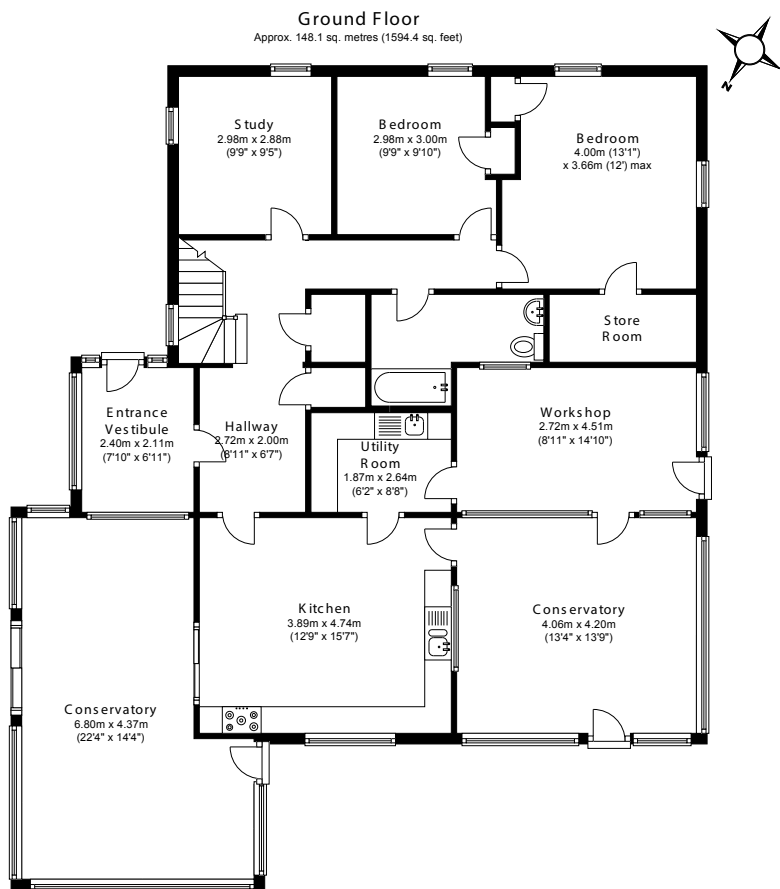


FLOORPLANS

Total gross internal area (approx): 233.3 sq. metres (2511.3 sq. feet)

For identification only. Not to Scale.

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Savills Glasgow

glasgow@savills.com

0141 222 5875

savills.co.uk

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