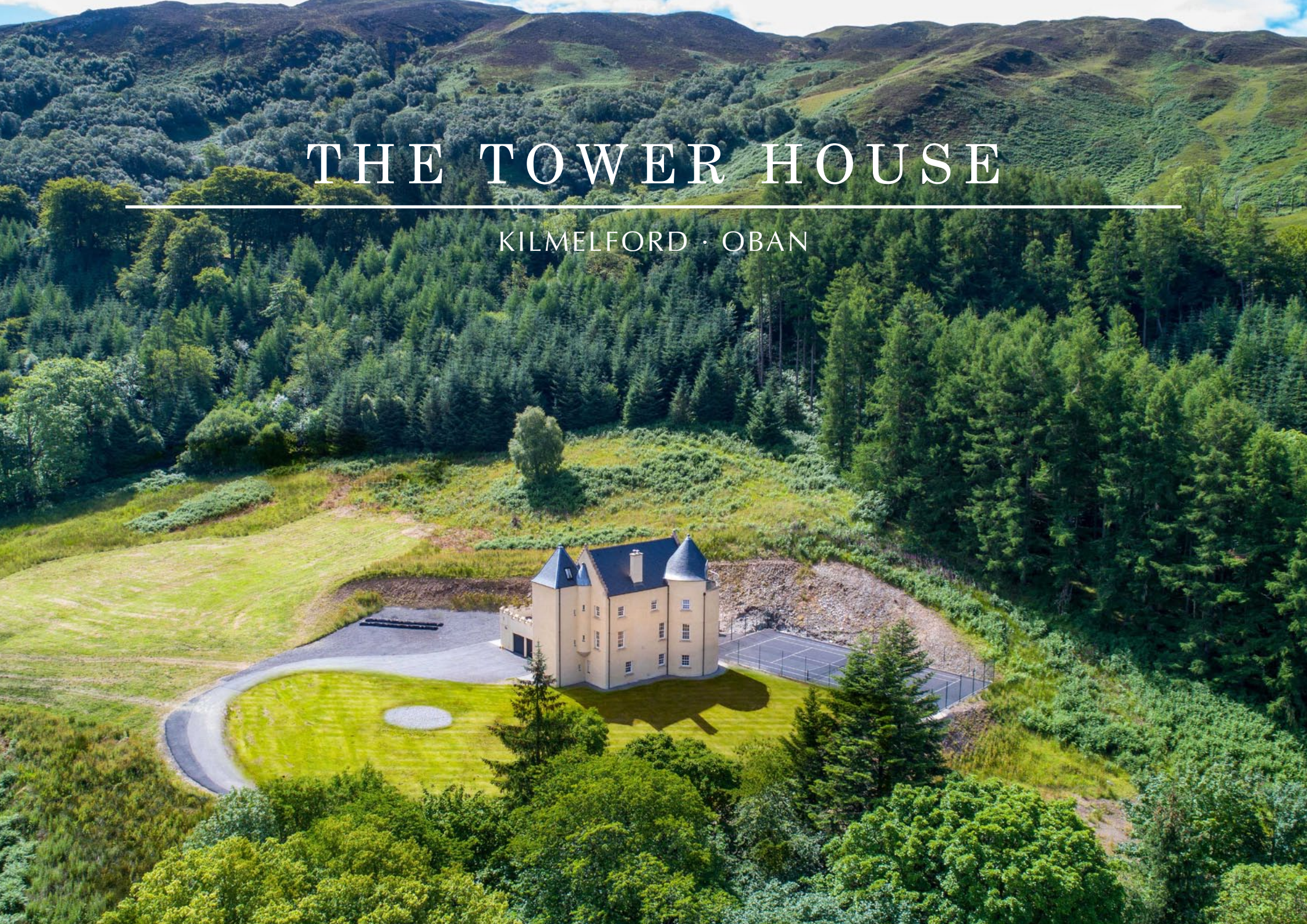


THE TOWER HOUSE

KILMELFORD · OBAN





THE TOWER HOUSE

KILMELFORD · OBAN · ARGYLL · PA34 4XA

Kilmelford – 0.9 miles | Oban – 16.4 miles | Lochgilphead – 21 miles

Exceptional re-creation of a traditional tower house in a beautifully elevated, lochside location.

ACCOMMODATION

Ground floor

Sitting room | Kitchen | Utility room | Cloakroom
Sauna | Gym | Shower room | Boot room

First floor

Great hall | Dining room | Roof terrace

Second floor

Master bedroom with en suite shower room | Dressing room
Bathroom | Further bedroom with en suite shower room

Third floor

3 further bedrooms (1 with balcony) | Shower room | Bathroom

Triple garage | Gardens | Approximately 109 acres

Glenmore Steading – available as a separate lot



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. Loch Melfort will be on the left. On the right hand side, just before the 30mph speed limit sign there is a handwritten sign for Glenmore B&B, take this right hand turn. Continue on the track taking the right hand fork after approximately half a mile, onto the tarmac driveway that leads to The Tower House.

SITUATION

The Tower House is located in an area of dramatic natural scenic beauty at Loch Melfort, about 0.9 miles south of the village of Kilmelford on Scotland’s west coast. The house sits in a commanding hillside position on the south bank of the loch and from its vantage point boasts stunning views out over 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 2.4 miles from The Tower House.

Arduaine Garden, 3 miles to the south of The Tower House, is famous in the district, originally conceived by J. Arthur Campbell who also built the awardwinning Loch Melfort Hotel. The gardens are extensive but retain the intimacy of a private garden. The main west coast town of Oban is about 15 miles to the north and Lochgilphead is about 22 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 Ardfern provide sea fishing, wildlife boat trips plus sailing access to the west coast.

DESCRIPTION

The Tower House is a magnificent, newly built Scots Baronial style tower house surrounded by approximately 109 acres which also includes land leading to the shore front of Loch Melford. TSL contractors were commissioned to build The Tower House.

The accommodation on the ground floor comprises a beautiful arched door leading to the entrance hall with boot room and utility room off. There is access from the ground floor to the triple sized garage with remote control up and over doors. The ground floor accommodation also includes a beautiful open plan sitting room and bespoke German designed kitchen with central bar, Corian worktops and a wide range of integral appliances. There is a wood burning stove in the corner of the kitchen. Also on the ground floor is the gym suite which includes a gym studio, sauna, shower room and cloakroom.

The first floor of The Tower House is home to the great hall which has engineered oak flooring and underfloor heating which leads to a superb castellated terrace with incredible views. Within the great hall is the main reception area with magnificent stone fireplace and a multi fuel stove. The grand hall leads to the circular dining room which has exposed beams. The second floor accommodation comprises a stunning master bedroom within the turret with beautiful open aspects and luxurious en suite shower room. There is an additional bedroom also with en suite shower room, a dressing room and family bathroom. The third floor level is where bedrooms three and four are located, along with a contemporary bathroom and shower room. In the turret wing there is an additional bedroom 5 / sitting room with patio doors leading to a raised terrace overlooking Loch Melford.

The grounds surrounding The Tower House include lawned areas, a newly built tennis court and mixed woodland.

GLENMORE STEADING

Glenmore Steading is available as a separate lot and is set in approximately 1.5 acres. Planning permission has been granted for partial demolition, alternation and extension of the existing steading to form 12 dwelling houses. It is understood that the C listed steading was built in the mid 19th century.

LOCAL AUTHORITY

Argyll and Bute

EPC RATING

Band C

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.

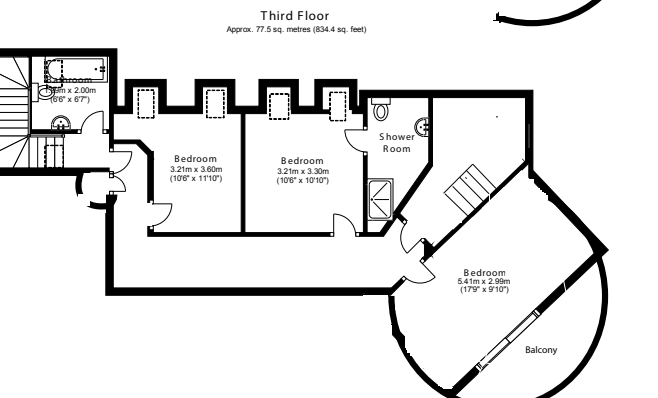
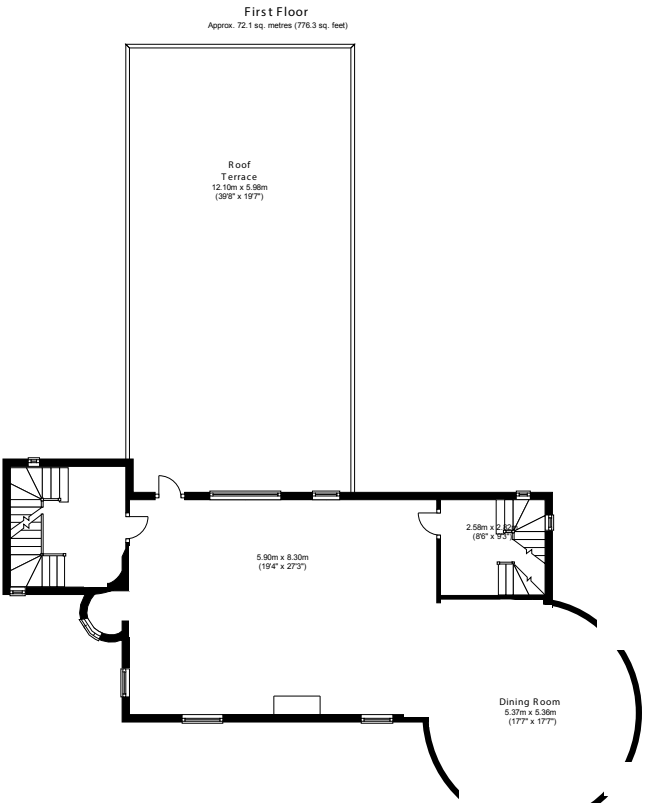
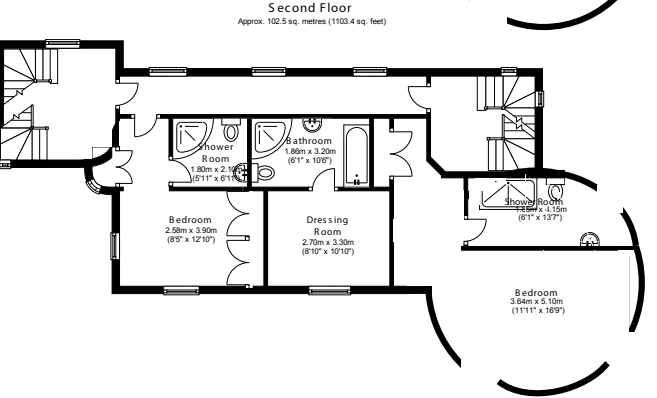
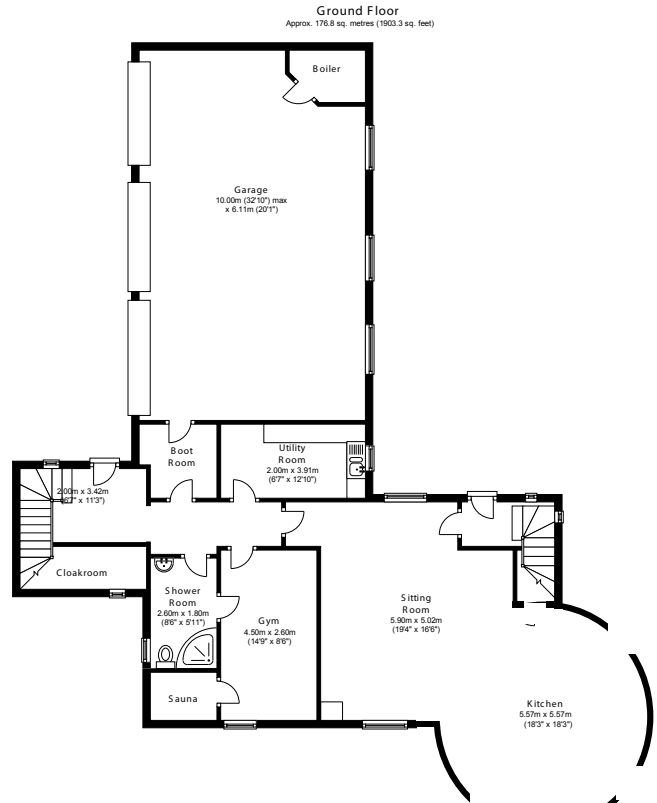






FLOORPLANS

Total area: approx. 429.0 sq. metres (4617.4 sq. feet)Including Garage
For identification only. Not to scale. Copyright JPI Ltd.

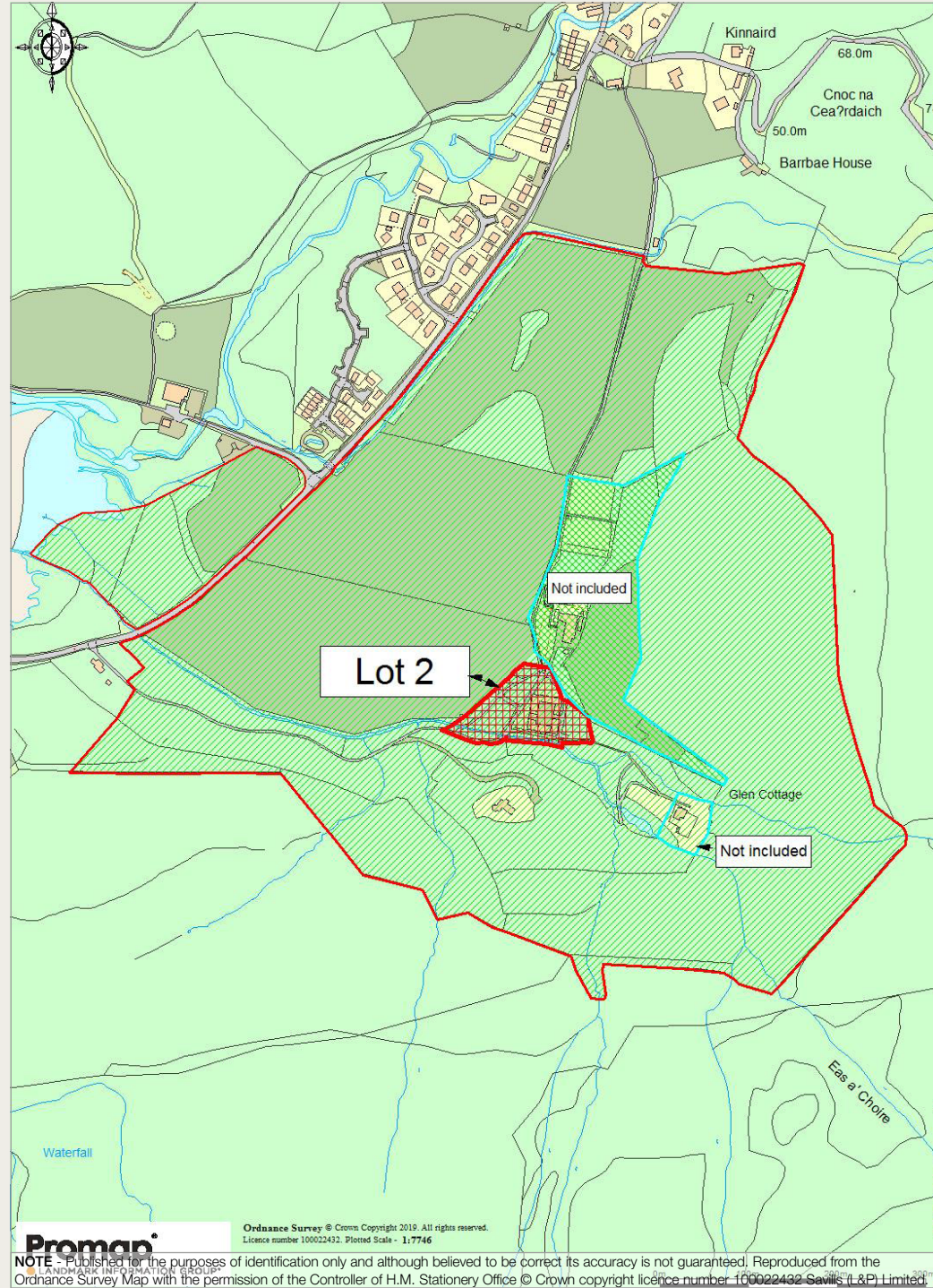




Steading



NOTE - Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed. Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office © Crown copyright licence number 100022432 Savills (L&P) Limited.



NOTE - Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed. Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office © Crown copyright licence number 100022432 Savills (L&P) Limited.



SAVILLS GLASGOW
glasgow@savills.com
0141 222 5875
savills.co.uk

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 190315LW

savills