



Exceptional Harbourfront Georgian Mansion

Manor House Hotel, Gallanach Road, Oban, Argyll, PA34 4LS



Reception • Sitting room • Lounge • Dining room
Washroom • Kitchen • Laundry room • Stores • WC
Ground floor en suite bedroom • Ladies and Gents toilets
First floor: • 11 en suite bedrooms • Linen store
Gardens

Oban Town Square 0.5 miles
Glasgow Airport 89 miles
Glasgow 97 miles
Edinburgh 122 miles

Directions

From Glasgow following the M8 westbound take the cut off for Erskine Bridge. Cross the bridge and filter left (A82 signposted Crianlarich) and follow signs for Loch Lomond on the right hand side and continue until Tarbet. Turn right at Tarbet onto the A82 and on reaching Crianlarich turn left onto the A85 following signs for Oban. The Manor House is located on the quiet southern shore of Oban Harbour. Follow the signs for the ferry terminal, pass the entrance continuing on Gallanach Road for 200 meters past the Northern Lighthouse Board to the Manor House

Situation

The Manor House has a magnificent setting on the protected, quiet southern shore of Oban Harbour giving superb panoramic views of the Isles of Mull, Kerrera and Lismore and tucked away from winter storms.

Oban has a wide range of shops and professional services as well as primary and secondary schooling and a hospital. It is the gateway to the Western Isles, the main ferry terminal to Mull, and the Hebrides

The railway station, 10 minutes walk away, offers regular services to Glasgow.

Scotland's west coast is world famous for its spectacular sailing waters. Nearby Oban Marina and Dunstaffnage Marina are home to many fine boats. The Manor House has its own deep water mooring licensed for an 18 metre yacht. Stairs lead to a private pebble beach which could accommodate a floating dock. Tucked behind a cliff face to the South West, the mooring is surprisingly protected.

Description

The Manor House was commissioned by the Duke of Argyll in 1780 and is an elegant Category B Listed mansion, gracefully proportioned and can be fairly described as the perfect Georgian house. It was later owned by Admiral Otter who was responsible for charting the Hebrides in the 1860s and was used as a residential property for most of its existence. Recently, the Manor House has been transformed into a hotel which is consistently rated the number one hotel in Oban by Trip Advisor with a two AA rosette restaurant and winner of the Best Hotel Restaurant in Central Scotland at the Scotland Food and Drink Awards in 2018.

The gardens to the rear of the property lead to the





Waterfront and mooring. The Manor House Hotel building has been meticulously maintained over the last 30 years and the roof has been recently re-slatted.

The accommodation on the ground floor begins with a beautiful entrance hallway with mosaic tile floor and fluted pilasters. The ground floor apartments comprise a generous reception hall, beautiful sitting room with fireplace, guest lounge with bay window overlooking Oban Bay, bar and formal dining room. To the east of the ground floor there is an inner hallway leading to a downstairs bedroom with shower room en suite, a linen store, conservatory and ladies and gents toilets. To the west side of the ground floor there is a commercial kitchen with washroom off, stores, laundry room and additional WC. The upper floor comprises 11 bedrooms all with en suite bathroom or shower rooms.

The gardens surrounding the Manor House are meticulously maintained with a wide variety of mature trees and shrubs with seasonal colour and to the rear there is access to a former oyster bed and the shore. To the side of the property there is excellent provision for off street parking. The kitchen stores room could be readily converted into a two car garage.

While currently configured for use as a hotel, the approximately 5,300 sq ft of accommodation could be (subject to Planning Permission being granted) converted back to a premier residential

property in a unique and quiet situation on Oban's active harbourfront.

Local Authority

Argyll and Bute

EPC Rating

EPC Band 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

















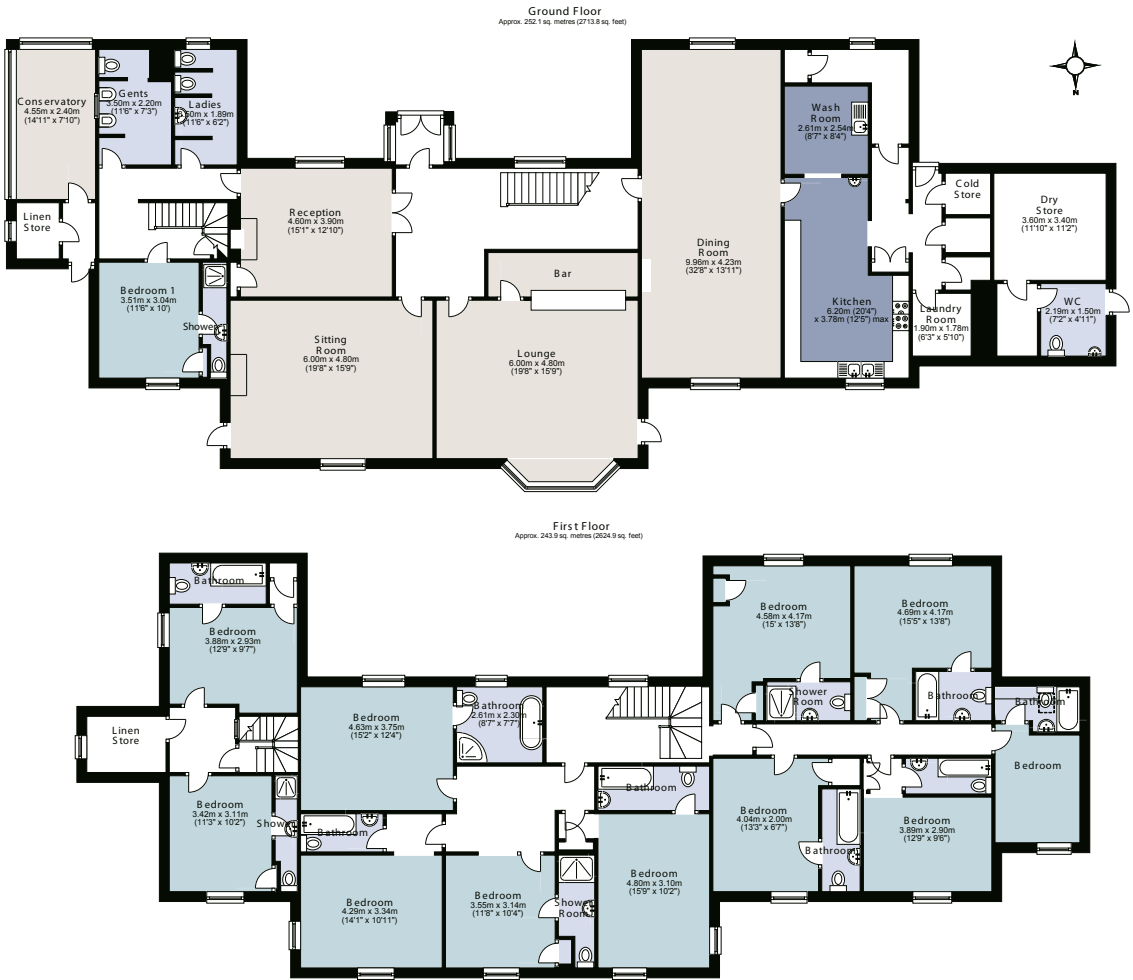
Manor House Hotel, Gallanach Road, Oban, Argyll, PA34 4LS
Total area: approx. 496.0 sq. metres (5338.7 sq. feet)



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