



Barnagadd, Achnamara, Lochgilphead, PA31 8PX
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 **Bell
Ingram**

Introduction

An exciting opportunity to acquire a traditional stone farmhouse with detached stone barns, situated within grounds extending to approximately 2.1 acres set in the fringes of the ancient Knapdale forest near the coastal village of Achnamara. It sits in a completely secluded position with no neighbours except the forest.

The property is over 300 years old, the oldest part of the property, dating from prior to 1690 the main section of the building which dates from around 1787.

It is perfect for those wanting to enjoy a rural lifestyle whilst being within easy commuting distance of the employment opportunities and services available at Lochgilphead, around 10 miles from. Although currently having been used as a family home it has considerable potential also for development for tourism and possible equestrian use. It has its own water supply from nearby Loch Mackay.



Barnagadd

Situated in a wonderfully private location on the fringe of the picturesque coastal village of Achnamara, Barnagadd property offers buyers an opportunity to acquire a traditional stone farmhouse with detached stone barns, situated within grounds extending to approximately 2.1 acres.

This charming property is entered from the rear elevation, with a vestibule leading through to a central hallway. To the right, the family kitchen and features a range of fitted wall and floor units, with space allocated for a dining table. A utility room is located adjacent to the kitchen, also housing the oil-fired central heating boiler.

The lounge is located to the left of the property and spans the full width of the house. The room has a bright and airy feel thanks to dual aspect windows to the front and rear. A woodburning stove sits within a wooden fire surround, offering warmth and comfort in equal measure.

The dining room sits adjacent to the kitchen to the right of the hallway and also benefits from open views out to the front garden. The room is large enough to accommodate an eight-seater dining table, creating the perfect place in which to entertain family and friends.

A family bathroom is also located on the ground floor, featuring a full sized bath, glass walled shower cubicle and which WC and sink.

A wooden staircase leads to the upper floor, where a central landing links four bedrooms. Each of the bedrooms is unique in terms of design and decor, with the front facing bedrooms benefiting from far-reaching views across the surrounding countryside. Coombed ceilings and traditional features give the rooms a real sense of character. A separate WC is also located on the upper floor of the property, completing the property layout.



External

Sitting adjacent to the main house, a sizable stone barn offers scope for development to provide residential accommodation, subject to the necessary planning consents. The area currently provides multiple uses of and incorporates areas for storage, workshop and woodshed space.

A separate stone byre is located within the grounds, however this building is dilapidated and requires full renovation prior to use. A wooden shed is also located within the garden area.

Externally, the grounds extend to an area of approximately 2.1 acres, with a defined vehicle access track leading from the forestry track to the property. The area around the property is large enough to accommodate several vehicles, with parking for a campervan and boats as necessary.

Several pathways have been defined throughout the garden area, leading to the areas which offer potential for the positioning of glamping pods or similar holiday letting units.

The property has its own boat mooring a few minutes from the house on Loch Sween with access to the sound of Jura and Inner Hebrides. In the surrounding forest there are around 10 lochs accessible for fishing.





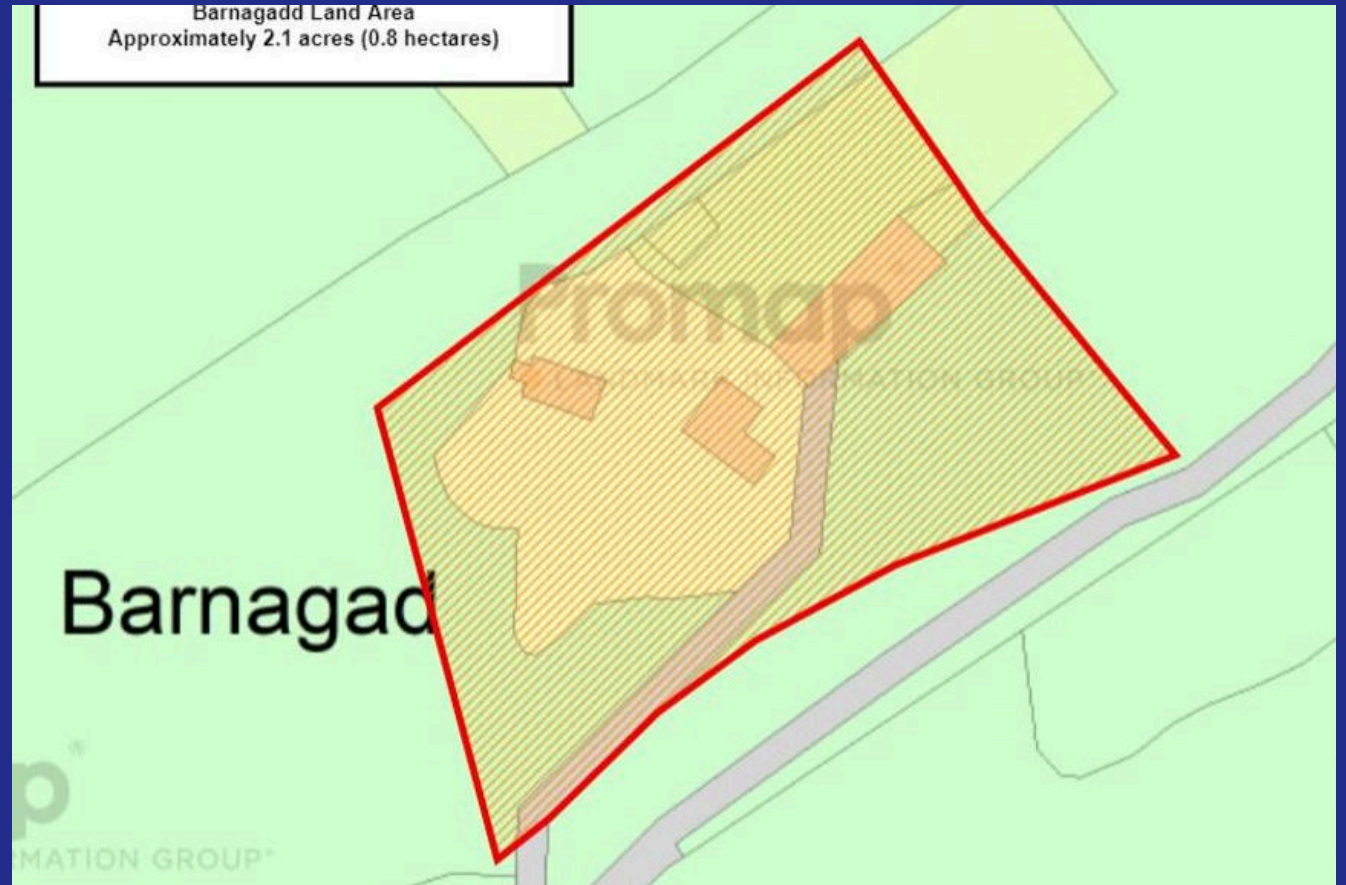


Location

Barnagadd lies only a few miles from Crinan and Tayvallich - major sailing centres on the West Coast, the Crinan Canal and 10 miles from the Kilmartin Valley which was identified in the New York Times 52 Places to go in 2023 as number 5.

The nearest town Lochgilphead is around 10 miles away and has a wide range of facilities including a swimming pool, a supermarket, primary and secondary schools, and a hospital and integrated medical and dental centres. It also houses the headquarters of Argyll & Bute Council and has a base for the University of the Highlands and Islands.

Oban, approximately 37 miles to the north, is one of the principal towns on the West Coast and is renowned for its attractive sea front and busy harbour and its marvellous sailing waters. It is also well-known as the "Gateway to the Isles" with the Cal-Mac ferry terminal serving the Inner Hebrides as well as Barra and South Uist and is connected by rail to Glasgow. The town has a wide range of shops, leisure facilities and professional offices.

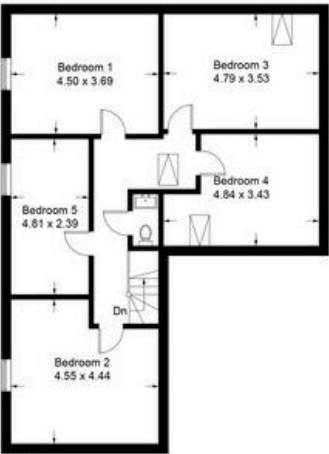


Plans

189 sq m

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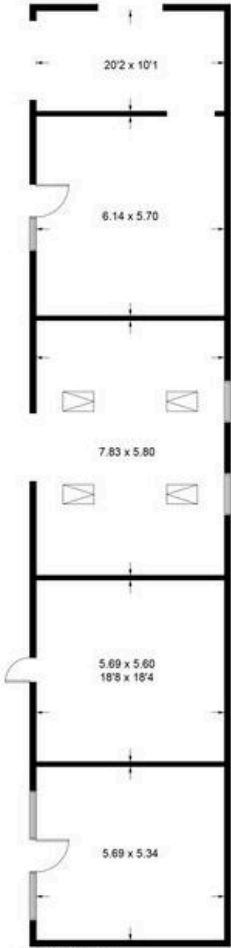
Approximate Gross Internal Area = 189.3 sq m / 2038 sq ft
Outbuilding = 166.2 sq m / 1789 sq ft
Total = 355.5 sq m / 3827 sq ft



First Floor



Ground Floor



Outbuilding

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1122648)

Details

Local Authority

Argyll and Bute

Council Tax

Band = F

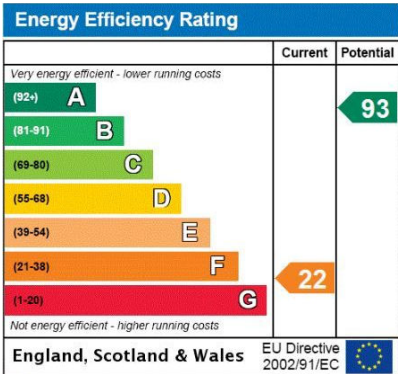
Tenure

Freehold

EPC

EPC Rating = F

Property



Services & Additional Information

Specifications for the property include mains electricity, private water, private drainage, oil-fired central heating, multi-fuel stove, BT phone and internet connectivity.

Directions

Travel south from Oban on the A816. Just after the village of Kilmartin, take the turning on the right signposted to Crinan. Take the left turn to Tayvallich/Achnamara (B8025). Carry on until you see the signpost for Achnamara.

Continue to the village centre. At the village hall, turn left into the forestry track, signposted Knapdale Forest. Continue along the track for approximately 200 yards, bearing right at the first fork. Continue up the hill before turning left at the second fork. Continue over the small bridge and follow the track to the property.

What3words:///since.eyepieces.hazel

Fixtures, Fittings & Equipment

Fixtures and Fittings to be included in this sale by express agreement

Photographs-September 2024

Barnagadd, Achnamara, Lochgilphead, PA31 8PX

Offers Over £525,000



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