



Properties at Sonachan House

Portsonachan, Dalmally, PA33 1BN

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Kintyre Apartment



A wonderful lifestyle opportunity comprising magnificent family residence with four detached letting chalets, located in an enviable position on the picturesque banks of Loch Awe.

- Four-bedroom ground floor residence within Sonachan House
- Partially converted one-bedroom flat
- Four well-established letting chalets
- Idyllic and peaceful situation close to Loch Awe
- Mature grounds, with woodland walks and shoreside access
- Boat parking area with slipway
- Exciting lifestyle opportunity
- EPC Rating's: E37 – E50

Dalmally 8.7 miles – Inveraray 12 miles - Oban 31 miles – Glasgow 75 miles

Kintyre Apartment

Occupying the ground floor of Sonachan House, a fine Scottish residence situated on the banks of Loch Awe, Kintyre Apartment is a generously proportioned four-bedroom property, a wonderful family home for those looking for a lifestyle change.

The property is entered from the front elevation, with the main door leading into a spacious hallway. To the left, the drawing room is positioned to the front of the property, a grand room in which to entertain family and friends. Bay windows flood the room with natural light, while a large, multi-fuel stove is set within an ornate fireplace, offering warmth and comfort in equal measure.

The hall extends to the rear of the property where a generously proportioned family lounge is perfectly placed to take in the stunning views across mature gardens, and beyond, across the loch. As with the drawing room, the room is characterful, retaining many architectural features of its era. A doorway to the rear gives access to a conservatory, a newer addition to the property, offering a superb place to sit and relax.

Positioned between the drawing room and family lounge, the principal bedroom is also accessed from the hall, a sizable room featuring an attached en-suite bathroom, with full sized bath and cubicle shower.

A doorway to the right of the hall gives access to the kitchen, a stylish design fitted with a range of modern wall and floor units. The kitchen layout features a range of integrated appliances, with space for a freestanding gas range.

Further accommodation is provided by way of two double bedrooms, each accessed from the internal hallway. A laundry room (previously a bedroom) and two further bathrooms are also accessed from the internal hallway, which extends through to give access to a large, double garage.

A portion of the apartment has been partially converted with the intention of developing a stand-alone one-bedroom apartment, offering scope for ancillary accommodation or holiday let use. The flat benefits from an external entrance door, leading from the front garden.

Argyll Chalets

Four established letting chalets are included within the sale, each benefitting from individual parking areas and all located within a short walk from the banks of Loch Awe. The properties sit within a loch side field, sweeping down to on the banks of Loch Awe, possibly offering scope for future development or holiday let use, subject to the necessary planning consents.

The chalets have a proven track record, popular with holidaymakers looking to spend time on the water. Each chalet benefits from open views across the loch and beyond, to Ben Cruachan.



External

The grounds of Sonachan House are something to behold. A backdrop of mature trees and fine lawns, bordered with a carefully chosen selection of established rhododendron species, offering a seasonal display throughout the year. Various pathways wind through the gardens and surrounding woodland, ideal for nature lovers.

A portion of the gardens are shared with the upper floor apartments; however, some areas of the grounds are under the single ownership of Kintyre Apartment. A small pier is located at the shoreside, along with a slipway, suitable for launching pleasure boats.

This unique portfolio of properties offers a wonderful lifestyle opportunity for those looking to relocate to this picturesque waterfront location.

Location

The properties at Sonachan House are located just a short drive from the local facilities and amenities in Dalmally, Inveraray and the main central hub of Oban.

Loch Awe is one of the most famous lochs in Scotland with over 60 miles of shoreline. It is the longest freshwater loch in Britain measuring 26 miles long set in some of the most outstanding scenery in the Highlands, Glen Coe being just over an hour away. Loch Awe holds the Brown Trout record at 31lb 12oz and is renowned for trout and pike fishing. Launch and mooring facilities are located on site.

There are many historical sites dotted around its shores including several ruined castles with the most famous being Kilchurn to the northern end and many interesting islands with Innishail, the Burial Isle for the Dukes of Argyll easily accessible.

Dalmally has a thriving Primary School, modern Health Centre, Pharmacy, Post Office, Train Station and Church.

Oban, to the west, is a busy town which offers a wide range of shopping and leisure facilities, as well as a very good range of bars and restaurants. Oban also has a number of primary schools, a high school, a medical centre, a modern hospital and churches of various denominations. It is known as the "Gateway to the Isles" with an attractive sea front and busy harbour from which the Caledonian MacBrayne ferries operate serving most of the inner Hebridean islands as well as two of the outer Hebridean islands. A railway station lies adjacent to the ferry terminal. The line serves Glasgow and beyond and services run on a regular basis.

Directions

From Oban take the A85 north through the villages of Connel, Taynuilt & Lochawe. Just before Dalmally take the A819 signposted Inveraray and follow this road for 6 miles. Turn right onto the B840 signposted Cladich and Ford. Follow the directions below

From Glasgow take the A82 north signposted to Crianlarich. At Tarbert take the A83 to Inveraray passing the Loch Fyne Oyster Bar at Cairndow. At Inveraray take the A819, signposted to Oban and Crianlarich, travelling through Glen Aray for approximately 10 miles before turning left onto the B840, signposted to Cladich and Ford.

Follow the road south for approximately four miles, arriving in the village of Portsonachan. Continue through the village for around one mile. The entrance to Sonachan House is located on the right-hand side, clearly marked by a Bell Ingram and Smith & Clough Sale Board.

Services

Shared private water, shared private drainage, mains electricity, 4G mobile coverage, BT phone and internet connectivity, oil-fired heating.

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.

Fixtures, Fittings & Equipment

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

Council Tax

Kintyre Apartment - Argyll and Bute Council Tax Band E. The chalets are currently registered as self-catering units.

EPC Rating

Kintyre Apartment: E43
Falcon and Osprey Chalet's: E37
Eagle Chalet: E41
Harrier Chalet: E50

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. Under the 5th directive of the Money Laundering Regulations 2019, effective from 10th January 2020, we are required to carry out anti-money laundering due diligence on the successful purchaser to allow completion of the sale.

Viewings

Strictly by appointment through the joint selling agents. If there is a particular aspect of the property which is important to you, then please discuss it with a member of Bell Ingram or Smith & Clough staff before viewing in order to avoid a wasted journey.

Particulars and Photographs
June 2024

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Kintyre Apartment



Kintyre Apartment, Portsonachan, Dalmally, Argyll and Bute, PA33 1BN

Approximate Gross Internal Area = 553.2 sq m / 5954 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1091935)



Chalet



Osprey, Falcon Harrier, Dalmally, Argyll and Bute, PA33 1BN

Approximate Gross Internal Area = 61.0 sq m / 656 sq ft

Store = 1.4 sq m / 15 sq ft

Total = 62.4 sq m / 671 sq ft

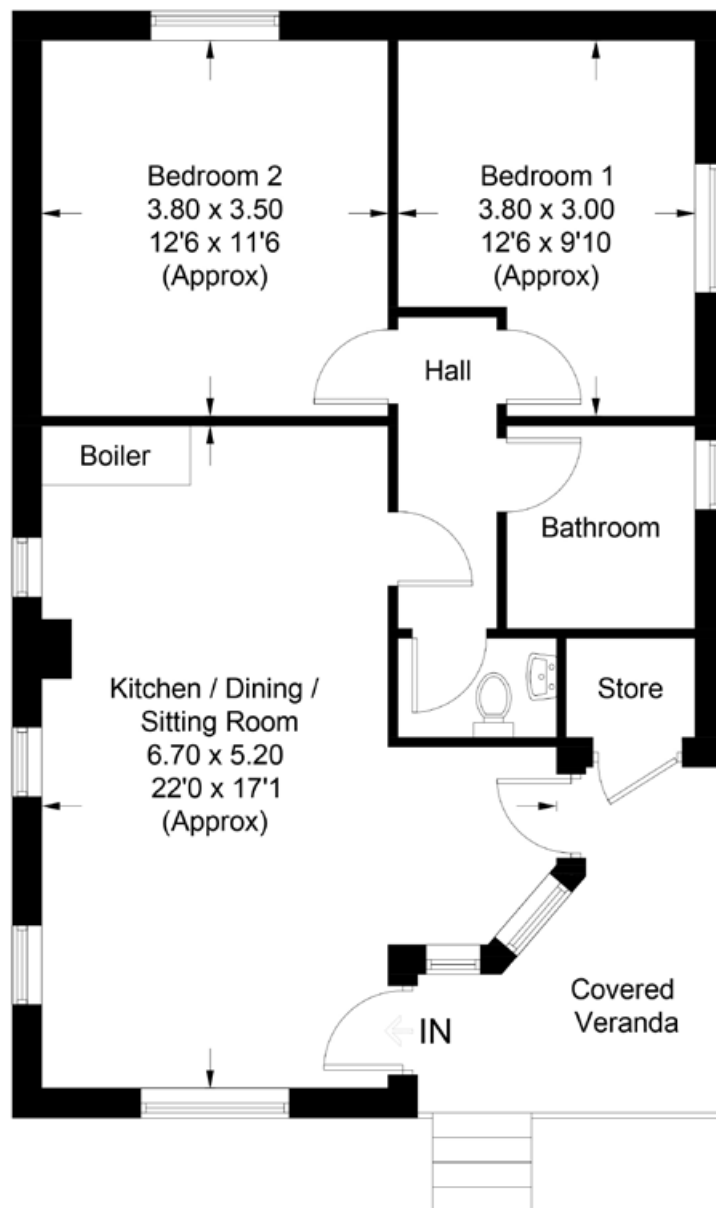


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Eagle Lodge, Portsonachan, Dalmally, Argyll and Bute, PA33 1BN

Approximate Gross Internal Area = 73.9 sq m / 795 sq ft

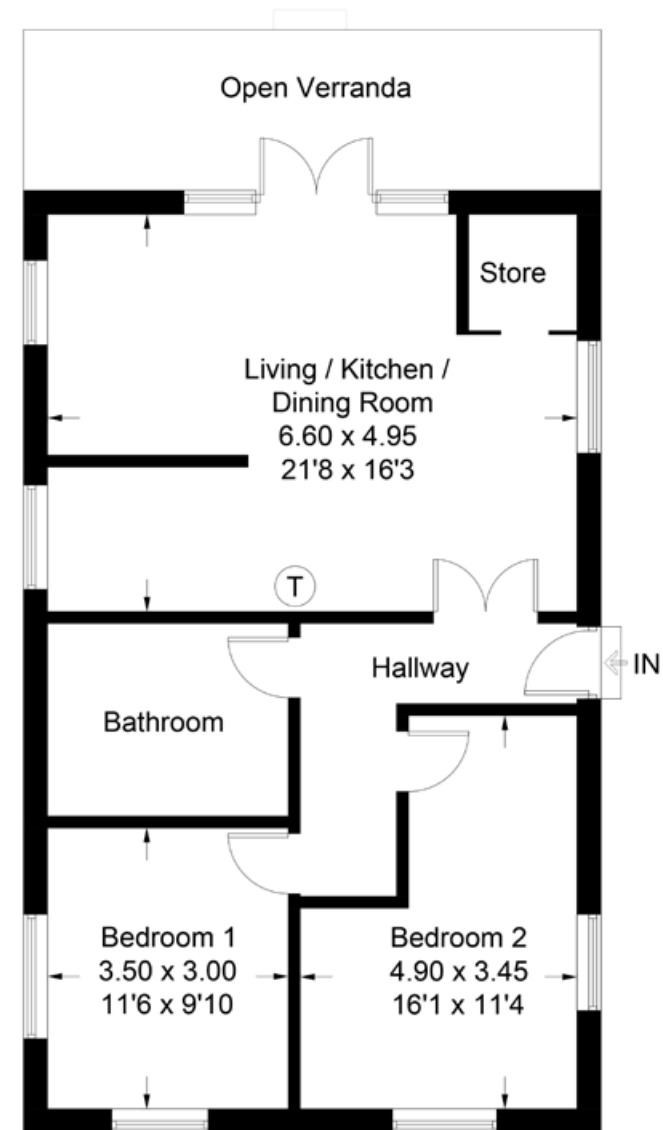


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Partially converted apartment









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