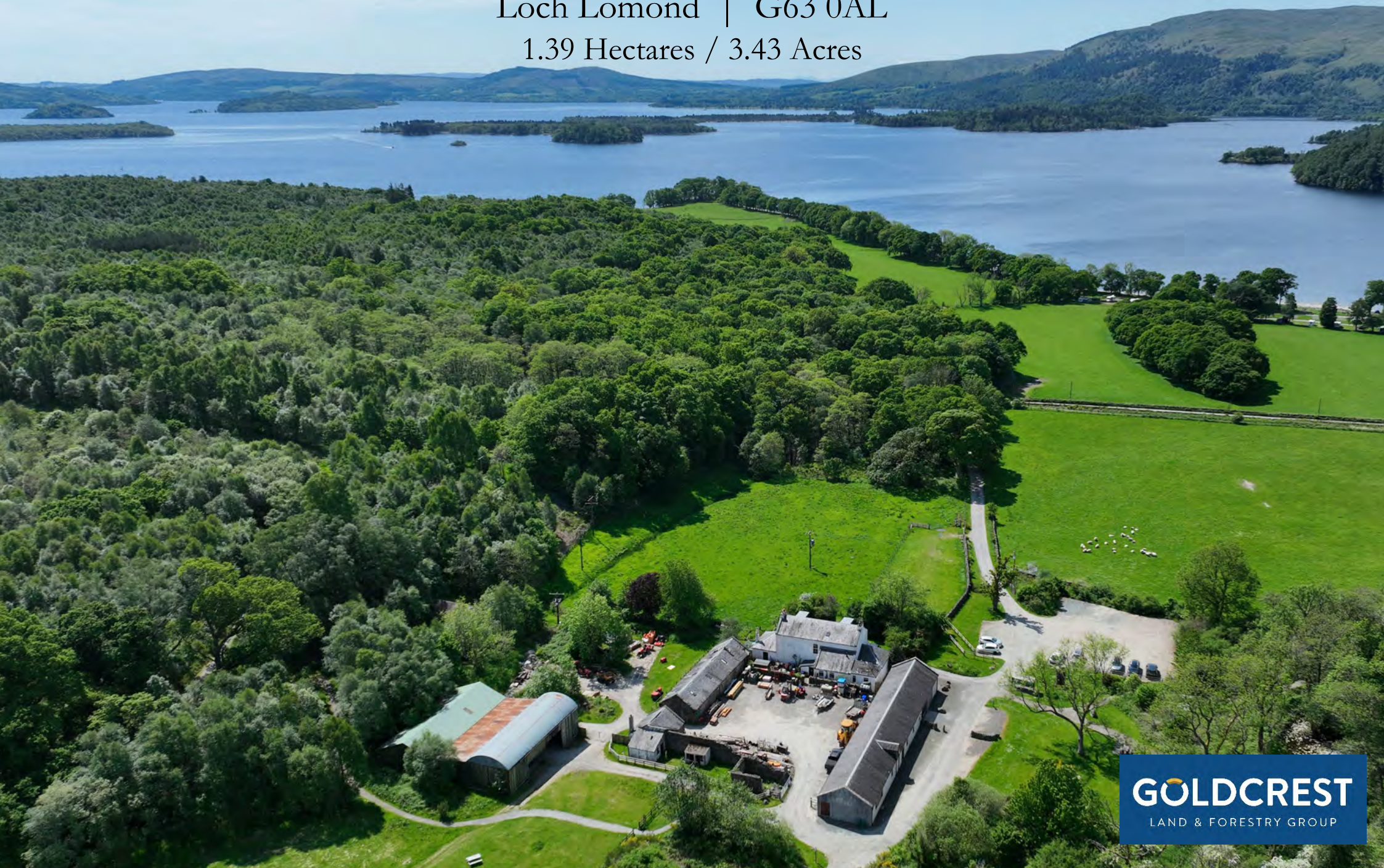


# Cashel Farmhouse

Loch Lomond | G63 0AL

1.39 Hectares / 3.43 Acres











# Cashel Farmhouse

3 Living Rooms | 4 Bedrooms | 3 Bathrooms

1.39 Hectares / 3.43 Acres

A rare opportunity to purchase 4 bedroom cottage with garden, farm outbuildings and field close to Loch Lomond

- An idyllic rural location
- Generous accommodation with potential for development/renovation
- Farm outbuildings
- Far reaching views out to Loch Lomond
- Wonderfully located to explore the National Park

**Freehold for Sale as a Whole**

**Offers Over £645,000**

**Goldcrest Land & Forestry Group**

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

[www.goldcrestlfg.com](http://www.goldcrestlfg.com)

Jon Lambert MRICS & Emily Moore



## Location

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Cashel Farmhouse lies within the heart of Loch Lomond and the Trossachs National Park, on the east side of Loch Lomond itself, between the village of Drymen to the south and Ben Lomond to the north. The property is accessed directly off a “C” classified public road, which runs north from the village of Balmaha, along the eastern shores of Loch Lomond to Rowardennan (approximately four miles north of the property), where the public road terminates.

Balmaha benefits from a number of tourist facilities, with nearest small-town services available in Drymen, approximately seven miles south of the house. Larger town services are available in a number of towns to the south and east with Glasgow City Centre being approximately twenty-six miles.

## History

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Cashel Farmhouse is part of Cashel Forest Estate managed by the Cashel Forest Trust principally as a native forest with public access encouraged, along with forestry education activities. It was formerly the farmhouse for Cashel farm when it was an upland stock unit, prior to Cashel Forest Trust purchasing the farm.

Cashel Forest Trust has crafted a network of walking paths, some of which are wheelchair compatible, showcasing the finest features of the Estate. These paths wind through captivating landscapes, past the UK's largest wild crab tree, and offering breathtaking views over Loch Lomond, its islands and surrounding hills. Cashel Farmhouse would benefit from these managed paths which lie on the doorstep of the property.







Photo taken May 2024



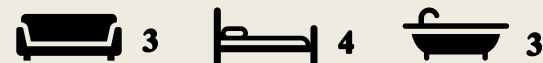
## Description – Cashel Farmhouse – 1.39 Hectares / 3.43 Acres

Cashel Farmhouse is a highly attractive and versatile property, comprising a traditional four-bedroom farmhouse, a range of charming courtyard steadings including a visitor centre, a Dutch barn, and an adjoining field—all set in a prime location near the eastern shore of Loch Lomond.

To the front of the farmhouse, there is ample private car parking, complemented by mature garden shrubbery that enhances both privacy and shelter. A grass field is directly in front of the property and included in the sale.

The property boasts an extensive collection of traditional stone-and-slate outbuildings, along with various storage sheds, offering significant potential for redevelopment subject to obtaining planning permission/change of use. The central courtyard, currently used for machinery storage, is a flexible space that could easily support a variety of commercial or creative ventures. The outbuildings are in variable conditions.

Adjacent to the main house is a converted outbuilding, now operating as a fully functional visitor centre (currently closed). This facility welcomed the public and served as a hub for educational programs, exhibitions, meetings, local conferences, and community events.



The four-bedroom farmhouse of two and a half storey height extends to 218 square meters. The property now requires modernisation and offers an excellent opportunity for a buyer to refurbish it according to their own taste and requirements.

**Ground Floor Accommodation:** Hall, Living Room, Family Room, Study, Kitchen, Side Hall, WC, Bathroom, Rear Door Porch, and Workshop

**First Landing:** Bedroom with Ensuite Shower Room, Bedroom 2, and Bathroom

**Attic Landing:** Attic bedroom 1, and Attic bedroom 2

**Supplies:** Electricity and Water are sourced from mains, while drainage is provided privately (shared with visitor centre). Heating and hot water are supplied by an LPG Boiler.

Access is taken directly from the West Highland Way Road into a driveway. The postcode is **G63 0AL** and What3Words// **worthy.lace.desiring**









# Property Details

Council Tax Band: G

EPC Rating: G

Tenure: Freehold

Floorplan: Approximately Gross Internal Floor Area 218 Square Meters

Visitor Centre: Comprises a main meeting hall; 2 WC’s; First Aid Room; Service Corridor; Meeting Room/Office; Storeroom; and Board Room. Approximately 268sqM



Farm Buildings	Description
<b>Former Byre</b> 22.1m X 6.1m	Detached, single storey building, constructed of stone walls under part collapsed slate roof. End storeroom still in use. Derelict condition.
<b>Bothy</b>	Single storey building of part stone and part brick/harled walls under slate roof with timber frame and timber clad section under felt tile roof. Derelict condition.
<b>Lean-to Store</b>	Derelict condition.
<b>Dutch Barn</b> 18.3m X 6.7m	Steel frame under corrugated iron roof with lean-to. Earth floor. Part open/part corrugated iron/part Yorkshire board sides.
<b>General Purpose Shed</b> 18.4m X 9.4m	Timber frame under timber truss, corrugated iron roof. Yorkshire board and dado height corrugated iron sides. Earth floor. Gable door.
<b>Woodland edge Workshop</b> 10.9m X 6.2m 46.5 sqM internally	Detached, single storey building, of solid stone walls under pitched corrugated iron roof. Internal walls strapped and internally lined with plasterboard. Side timber garage door with main access door on north gable end. Concrete floor. Accommodation comprising: main workshop room and smaller side room.





Cashel Farm,  
Rowardennan,  
Glasgow,  
Stirlingshire, G63 0AW



Approx. Gross Internal Area  
2736 Sq Ft - 254.17 Sq M  
(Including Workshop)

Stores

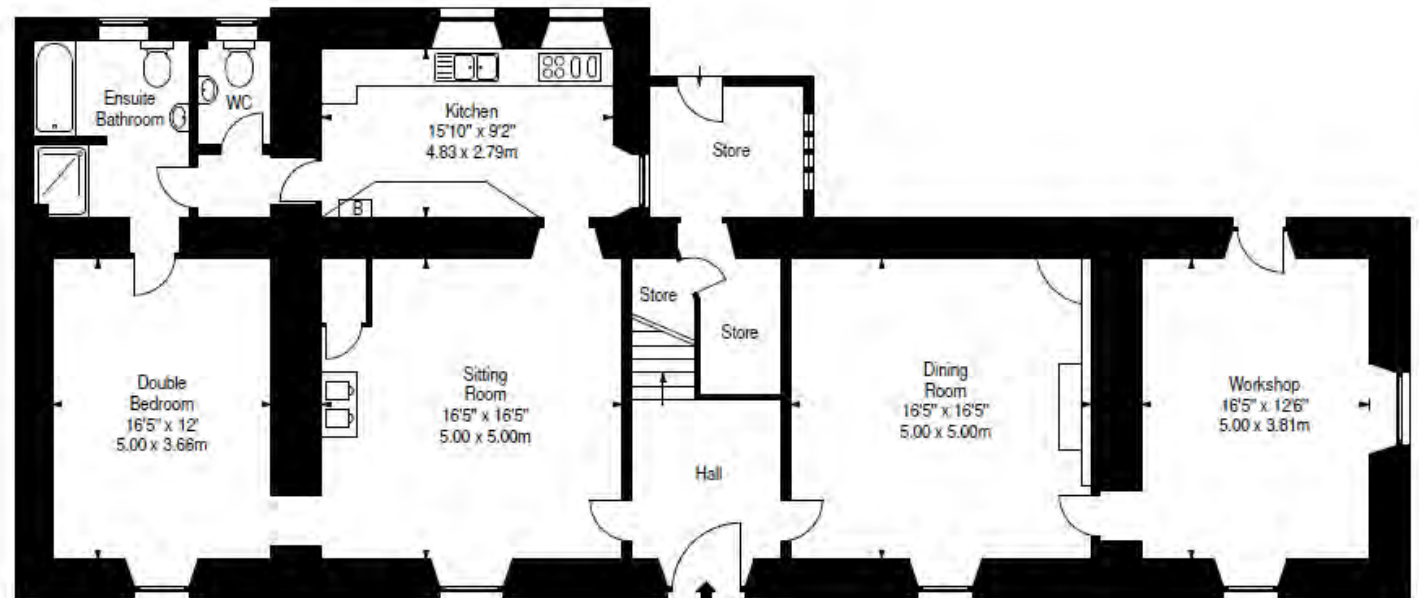
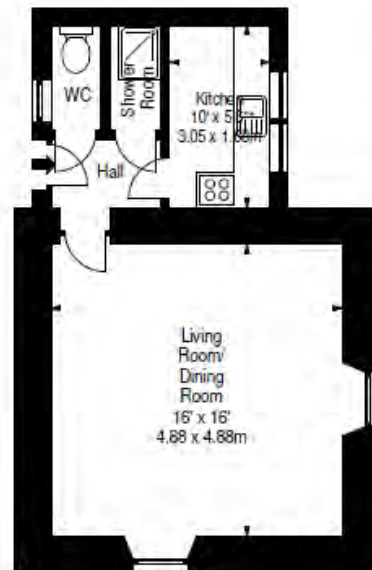
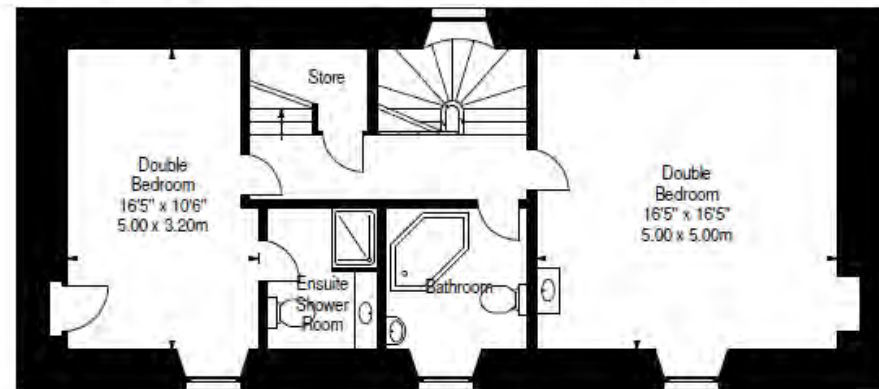
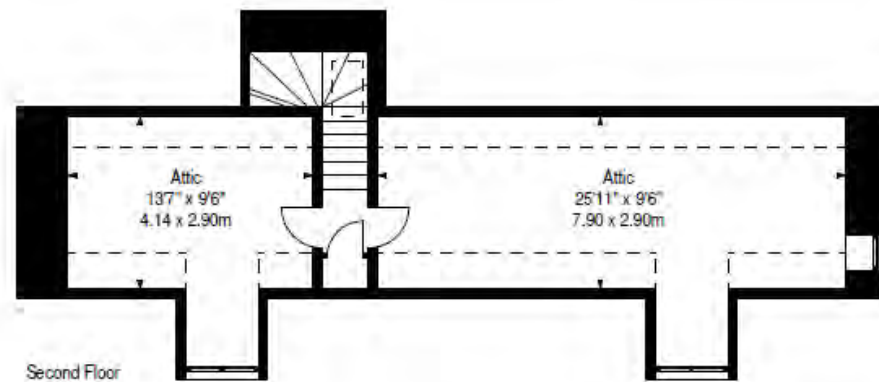
Approx. Gross Internal Area  
126 Sq Ft - 11.71 Sq M

Out Buildings

Approx. Gross Internal Area  
5854 Sq Ft - 543.84 Sq M

For identification only. Not to scale.

© SquareFoot 2025





## Viewing

Viewing is strictly by appointment. Please contact GOLDCREST Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards when viewing.

## Offers

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

In addition, all offers must be submitted in Scottish legal form before they can be formally accepted.

## Selling Agents

### **GOLDCREST Land & Forestry Group LLP**

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jon Lambert MRICS & Emily Moore

## Seller's Solicitors

### **Brodies LLP**

58 Morrison St, Edinburgh EH3 8BP

Tel: 0131 2283 777

Ref: Graeme Leith & Simon Boendermaker

## Authorities

Argyll & Bute Council

Kilmory

Lochgilphed

PA31 8QN

Tel: 01852 500 652

## Financial Guarantee/Anti Money Laundering

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

## Taxation

Land and Buildings Transaction Tax (LBTT). This is Scotland's version of stamp duty.

The amount depends on the property price:

Up to £145,000 – 0% £145,001 to £250,000 – 2%

£250,001 to £325,000 – 5% £325,001 to £750,000 – 10%

First-time buyers get a £175,000 tax-free threshold.

An additional 4% Additional Dwelling Supplement (ADS) applies if you're buying a second home.

Council Tax is paid annually based on the property's valuation band.



Cashel Farmhouse, Balmaha, Loch Lomond



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# GOLDCREST

LAND & FORESTRY GROUP

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**Edinburgh, EH3 7TN**

**0131 3786 122**

**[office@goldcrestlfg.com](mailto:office@goldcrestlfg.com)**

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**[www.goldcrestlfg.com](http://www.goldcrestlfg.com)**