



Dunstaffnage Mains Farm

Dunbeg | Oban | PA37 1PZ

Guide Price £575,000

Fiuran
PROPERTY

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Dunstaffnage Mains Farm is a beautiful 18th century, Category B listed Farmhouse with various outbuildings (including a 2 Bedroom Cottage and a detached Studio), set within mature garden grounds extending to approximately 1.4 acres. Located just 3 miles north of Oban, Dunstaffnage Mains Farm presents a rare opportunity to acquire a charming family dwelling with the potential to operate a business from home.

Special attention is drawn to the following:-

Key Features

- Beautifully presented, traditional Farmhouse with 4 Bedrooms
- Separate 2 Bedroom detached Cottage within courtyard grounds
- Sound-proofed flexible Studio/Office space with utility area & WC
- Recently re-roofed Byre with development potential
- Located in a rural setting just 3 miles north of Oban
- Set in grounds extending to approximately 1.4 acres
- Further 1.9 acres on perpetual lease with Dunstaffnage Estate
- Replacement 'Roointe' electric heating throughout
- 4kW solar panels to both Farmhouse & Cottage with RHI payments
- Cat 5 cable throughout Farmhouse, Cottage & Studio
- All buildings have been fully rewired
- Range of fitted white goods included in sale
- Excellent storage, including various Loft spaces
- Items of furniture & ride-on mower available separately, if required
- Secluded courtyard with firepit & seating to the rear of the property
- Sizeable lawn to front, a wonderful amenity during summertime
- Driveway & private parking for several vehicles



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The property sits just outside the village of Dunbeg, located close to the Scottish Association of Marine Science (SAMS) and Dunstaffnage Castle. Occupying a sheltered position facing northeast towards Dunstaffnage Bay and the local marina, the area provides an array of interesting places to discover, from the castle woods to a series of sandy and stoney bays, all nestled within a backdrop of hills and islands.

Thought to have originally been the home farm on Dunstaffnage Estate, Dunstaffnage Mains Farm maintains its range of outbuildings typical of a farm of the Georgian era. The Farmhouse and courtyard are believed to have first been developed from 1730 to 1780.

Nowadays, the property strikes a wonderful balance of traditional period features and modern finishes. With replacement electric heating, a full re-wire and Cat 5 cable run throughout, the property also benefits from solar panels to both the Farmhouse and the Cottage, providing around £750 of electricity savings to each property per year, along with an additional £750 in RHI payments per property per year, running until 2036. The detached Studio has been highly insulated and could be used for a variety of purposes, for example an art studio, recording studio, offices, cinema room or dance studio (subject to relevant consents).

APPROACH

Via gated driveway off Kirk Road, leading to several private parking areas to the rear of the property.

FARMHOUSE - GROUND FLOOR:

KITCHEN/DINER 8.1m x 4.9m

Fitted with a range of modern stone-green base & wall mounted units, wooden work surfaces & breakfast bar, Belfast sink, tiled splash-backs, 2 built-in electric ovens & grills, ceramic hob, 2 integrated dishwashers, small wine cooler, ceiling downlights, 2 wall-mounted electric heaters, tiled slate flooring, windows to the rear & side elevations, doors leading to the Utility Room, Bedroom One, Lounge and Bathroom, and glazed external doors leading to the courtyard.

UTILITY ROOM 4.2m x 3.1m

With stone base & wall-mounted units, worktop, original sink, wall-mounted electric heater, tiled slate flooring, window to the front elevation, access to a floored Loft with lighting, and external door leading to the courtyard.

BEDROOM ONE 4.2m x 3m

With window to the front elevation, wall-mounted electric heater, shelved recess, engineered oak flooring, and access to a Loft space with dormer window.

LOUNGE 5.6m x 4.15m (max)

With window to the front, 2 wall-mounted electric heaters, fireplace with electric stove (flue in place to fit wood burning stove), under-stair shelved recess, engineered oak flooring, door leading to Bedroom Two, and external door leading to the front garden.

BEDROOM TWO 3.6m x 2.15m

With window to the front elevation, wall-mounted electric heater, and fitted carpet.



BATHROOM 3.6m x 1.8m

Wet room, with modern white suite comprising freestanding bath, WC & wash basin, large shower enclosure with mixer rain shower, heated towel rail, partially tiled walls, and tiled slate flooring.

FIRST FLOOR: UPPER LANDING

With carpeted staircase, window to the front elevation, internal window overlooking the Kitchen/Diner, wall-mounted electric heater, and doors leading to Bedroom Three, Bedroom Four and the Shower Room.

BEDROOM THREE 4.3m x 3.45m

With window to the front elevation, wall-mounted electric heater, and fitted carpet.

BEDROOM FOUR 3.75m x 3.6m (max)

With window to the front elevation, wall-mounted electric heater, alcove with shelving, and fitted carpet.

SHOWER ROOM 3.5m x 2m

Wet room, with modern white suite comprising WC & wash basin, large shower enclosure with mixer rain shower, heated towel rail, partially tiled walls, tiled slate flooring, and Velux style window.

COTTAGE: KITCHEN/LOUNGE/DINER 5.5m x 4.15m

Fitted with a range of base units, wooden worksurfaces, Belfast sink, tiled splash-backs, dishwasher, wall-mounted electric heater, ceiling downlights, engineered oak flooring, doors leading to all rooms, steps leading to Bedroom One, windows to the side elevation, Skylights, and external glazed door leading to the courtyard.

BEDROOM ONE 4.15m x 3m (max)

With windows to the front & side elevations, wall-mounted electric heater, fitted carpet, access to a fully floored Loft with Ramsay style ladder, and external door leading to the front garden.



BEDROOM TWO 4.15m x 2.75m

With windows to the rear & side elevations, wall-mounted electric heater, and fitted carpet.

SHOWER ROOM 2.9m x 1.55m

With modern white suite comprising WC & wash basin, shower enclosure with electric shower, heated towel rail, ceiling downlights, fixed window with light, partially tiled walls, and tiled slate flooring.

UTILITY ROOM 6.1m x 3.05m

Fitted with a range of base & wall-mounted units, worktops, stainless steel sink & drainer, feature stone walls, tiled slate flooring, and external door leading to the rear of the property.

STUDIO: ROOM 1. 7.5m x 4.15m

With utility area, sink & drainer, windows to both side rooms, fitted carpet, and doors leading to the side rooms, Store and WC, and double external doors leading to the courtyard.

ROOM 2. 4.15m x 3.65m.

ROOM 3. 1.95m x 1.8m. With fitted carpet.

STORE 1.8m x 1m. With fitted carpet.

WC 1.8m x 0.8m. With WC, wash basin, and vinyl flooring.

BYRE 24.1m x 4.35m

With windows to the front elevation, original stable partitions, and 2 external doors leading to the courtyard.

EXTERNAL

The property is set within private grounds extending to approximately 1.4 acres, with a variety of mature shrubs/trees, large lawned area to the front, and a landscaped courtyard with firepit and decked seating area to the rear. There is further ground of around 1.9 acres which is on a perpetual lease with Dunstaffnage Estate.



Dunstaffnage Mains Farm, Dunbeg

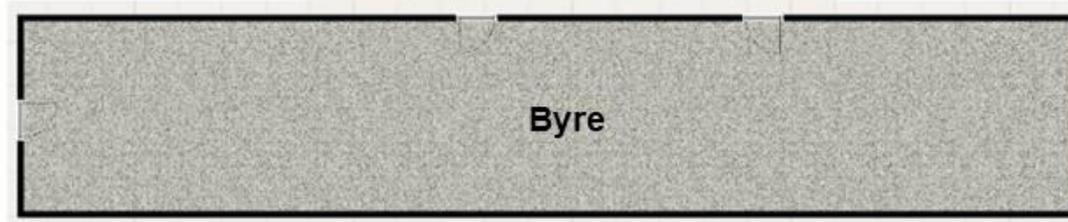
Cottage



Main House



Recording Studio



*For illustrative purposes only. Not to scale.
Plan indicates property layout only.
Floor finishes may be different to those shown here.*

GENERAL INFORMATION

Services: Mains water and electricity.
Drainage to private septic tank.

Council Tax: Assumed Band F

EPC Rating: D60

Local Authority: Argyll & Bute Council.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

LOCATION

Dunbeg is situated around 3 miles from Oban, and is a popular residential village with local marina, general store, hairdressers and primary school. A full range of facilities and amenities are available in nearby Oban. Dunbeg is also home to the Scottish Association of Marine Science (SAMS) Marine Lab and College, and Dunstaffnage Castle.

DIRECTIONS

Leaving Oban on the A85, turn left into the village of Dunbeg. Drive along Lorn Road through the village, and take a right into Kirk Road at the signpost for Dunstaffnage Castle. Take a left into the driveway & through the gate into Dunstaffnage Mains Farm.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements, ground sizes and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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