

FOR SALE

Impressive Manse House with 6 Associated Holiday Homes

**GRAHAM
SIBBALD**



Kilchoman House and Cottages, Kilchoman, Isle of Islay, PA49 7UY
Offers in the Region of £1,400,000 – Freehold

Find out more at
www.g-s.co.uk

- **Enviably Location on the Outstanding West Coast of Islay**
- **Situated a Stone's Throw Away from the Spectacular Machir Beach**
- **Unique Opportunity to Purchase a Well-Established Self-Catering business**
- **Lifestyle Opportunity**



Kilchoman House Walled Garden

INTRODUCTION

Kilchoman House and Cottages are situated on the Western Coast of Islay, near the breathtaking white sands of Machir beach. Offering 37 acres of beautiful landscape only 15 minutes walk from the renowned Kilchoman distillery. This remarkable opportunity provides a true lifestyle business to operate 6 self-catering units with a large family home or alternatively operate the whole site on a commercial basis.

What sets Kilchoman House and Cottages apart is its location, nestled on the Western coast of Islay, the opportunity offers a great base to explore the local attractions including one of Scotland's most prestigious distilleries, a few of Scotland's best beaches and a renowned bird watching area. The property is a short distance from Port Charlotte and Bowmore where guests can indulge in some shopping followed by a bite to eat or they can venture into the breathtaking countryside that Islay has to offer.

Kilchoman House and Cottages boasts exceptional properties that seamlessly blends Scottish traditional features and contemporary comforts to provide a memorable stay. The properties are all well-presented oozing charm and character, combining rustic elements with modern design to create an atmosphere of relaxed sophistication. Each property offers comfort and a sense of destination. The current owners have invigorated each room with charm and elegance to offer their guests an unforgettable stay.

THE PROPERTY

All properties are of stone construction with slate pitched roofs.

Kilchoman House

Built in 1825, this impressive detached Georgian villa is a former Manse. Set over 2 levels this charming stone villa would make the perfect family home. The ground floor includes a well-appointed dining kitchen, formal dining room which can seat 18, main sitting room and a family room.

There is a ground floor bedroom with bunk beds for children, with 5 bedrooms situated at first floor level, 3 of which benefit from ensuite facilities with the other two sharing a family bathroom.

The sitting room overlooks a large walled garden with views over Creag Mhor to the East.

The Garden Flat

Attached to the main house is a separate annex building which has recently been refurbished. This one-bedroom flat has been fastidiously refurbished throughout boasting neutral décor and a host of modern comforts.



On the ground floor there is an open plan living kitchen with integrated appliances and a large walk-in shower room. On the first floor there is a large King size bedroom with two integrated wardrobes.

Kilchoman Cottages

Terrace of 4 cottages which stands above Kilchoman House comprising of four, two-bedroom cottages. They can be accessed both from the large car park to the front, where there is seating, or from the garden behind. On the lower level, patio doors open towards another seating area with a BBQ and a view over the burn and hills behind. There are large grassy areas to play or relax on and it is completely safe for families of all ages.

Each of the terraced cottages has an open plan kitchen and lounge area at ground floor level with a double and twin bedroom at first floor level with a bathroom.



Fieldgate Cottage

Detached 3 bedroomed property at the end with separate living room and kitchen and outstanding views across the Island.

From a business perspective, Kilchoman House and Cottages offers a great opportunity to run a lifestyle business in the thriving tourist area of Islay. The business has already established a stellar reputation and a loyal customer base, attracting visitors from near and far throughout the year. The attention to detail and tasteful refurbishment means the property is attractive to a wide range of customers future proofing the business. The sale is due to the owners retiring.





Kilchoman House Lounge



Kilchoman House Dining Room



Kilchoman Cottages Lounge



Kilchoman House Reception Hall



Kilchoman House Kitchen



Kilchoman House Kitchen

ACCOMMODATION SUMMARY

Kilchoman House

Ground floor

- Large dining Kitchen
- Drawing room
- Dining room (seat 18)
- Family room
- Ground floor bedroom
- W.C

First Floor

- 3 x double bedrooms with en-suites
- 2 x double bedrooms
- Family Shower room with walk-in shower

Outhouses

- Laundry
- Utility/dry store area
- Sunroom
- Dairy

The Garden Flat

- Open plan Living room/kitchen
- Large walk- in Shower room
- Large King size bedroom

Kilchoman Terraced Cottages x 4

- Open plan Living room/Kitchen
- 2 x double bedrooms
- Family bathroom

Fieldgate Cottage

- Living room
- Kitchen
- 3 Double bedrooms
- Family bathroom

Large Standalone Storage Shed

TRADE

Further information for the business will be shown to seriously interested parties following a formal viewing.

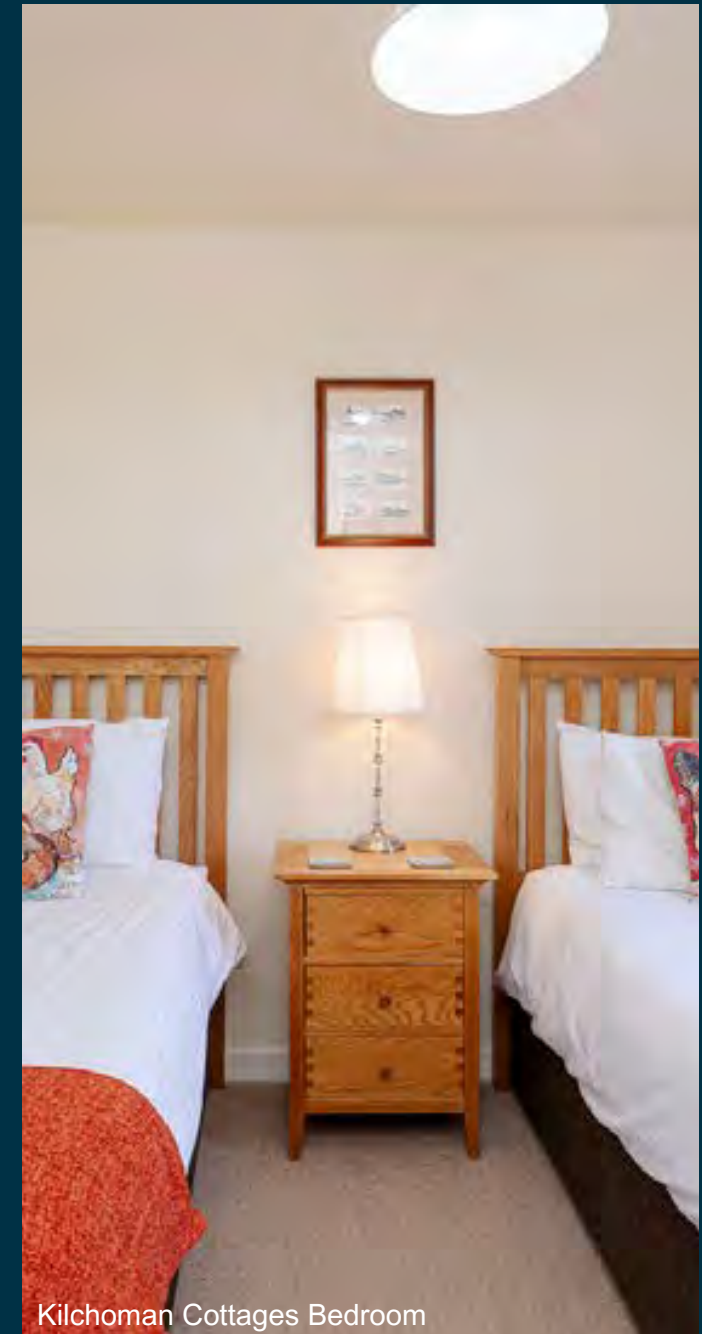
SERVICES

The property has its own privately owned water supply, it is also connected to a private septic tank. It is connected to mains electricity and has broadband.

TENURE

Heritable (Freehold Equivalent) Interest of the House and Cottages.

The Property has a registered farm status, the farm number is 68/150/0152.



Kilchoman Cottages Bedroom



Kilchoman House Bedroom



Kilchoman House Bedroom



Kilchoman Cottages Bedroom



Kilchoman Cottages Bedroom



Kilchoman House Bedroom



Kilchoman Cottages Bedroom



PRICE

Offers around £1,400,000 are invited for the heritable (freehold interest) interest in the property, the trade fixtures, fittings, furnishings and equipment, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

FINANCE / BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham and Sibbald, 233 St Vincent Street, Glasgow, G2 5QY



To arrange a viewing please contact:



Peter Seymour
Director of Hotel & Leisure
Peter.Seymour@g-s.co.uk
07967 551 569



Emily Hewitson
Graduate Surveyor -
Hotel & Leisure
Emily.Hewitson@g-s.co.uk
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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: **SEPTEMBER 2023**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

