



PLAY VIDEO

Lagganbuie, Knipoch, Oban, Argyll & Bute





An attractive property on the west coast close to Oban with **great views overlooking Loch Feochan** and planning consent for an additional four bedroom house

Summary of accommodation

Sun porch | Hallway | Sitting room (with wood burning stove) | Dining room | Kitchen | Utility room | Three double bedrooms (each with en suite shower rooms) | Family bathroom

Landing with hallway | Upstairs lounge | Two double bedrooms | Shower room with WC | Further bedroom/linen room/office

Superb, elevated views overlooking Loch Feochan

Planning permission in principle (ref no: 22/00618/PPP) for the construction of an additional four bedroom house within the gardens with a new driveway access

Formal gardens | Planted borders | Patio area | Two-tiered lawns | Pond and small burn

Private driveway | Ample parking at the rear of house

Approx. 0.66 acres in total

Distances

Oban 5 miles, Connel Airport 11 miles, Glasgow 104 miles

(All distances are approximate)



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Situation

Lagganbuie is situated in a picturesque location overlooking Loch Feochan, just outside the hamlet of Kilmore and only 5 miles south of Oban.

Oban, known as the "Gateway to the Isles", and the seafood capital of Scotland, has an extensive range of services including supermarkets, restaurants, primary and secondary schooling and a hospital. The ferry ports have regular services to the Inner and Outer Hebridean Islands including Mull, Iona, Barra and Uist. Oban Airport at Connel is 11 miles away with daily flights to Coll, Colonsay, Tiree, and Islay. Glasgow Airport (94 miles) provides regular flights to London and a range of national and international destinations.

The local area is a fantastic base for exploring the West Coast of Scotland with a great variety of outdoor activities available. Fishing, cycling, mountain biking, sailing, golfing and diving areas are all available nearby. The area also has an abundance of wildlife including hen harriers, ospreys, golden eagles, white-tailed eagles, otters, and red squirrels.



Lagganbuie

Lagganbuie House is accessed off the main road (A816) via a private tarmac driveway with ample parking to the rear. The property was built in 1937, and the current owners carried out a refurbishment in 2017, including rewiring, a new boiler and a new kitchen. Lagganbuie sits on a lovely elevated site overlooking its gardens with superb views over Loch Feochan. The property has been used as a successful holiday let in recent years.





Features include the sitting room with a wood-burning stove and three bedroom suites on the ground floor. Upstairs, there is also a large lounge which encapsulates the loch views.

Benefiting from oil-fired central heating, the accommodation is over two stories as follows:

Ground floor: Sun porch, hallway, sitting room (with wood burning stove), dining room (with patio doors to the garden), kitchen, utility room, three double bedroom suites (with shower rooms and WC), and family bathroom.

First floor: Landing with hallway, upstairs lounge, two double bedrooms, shower room with WC, and further bedroom/linen room/office.



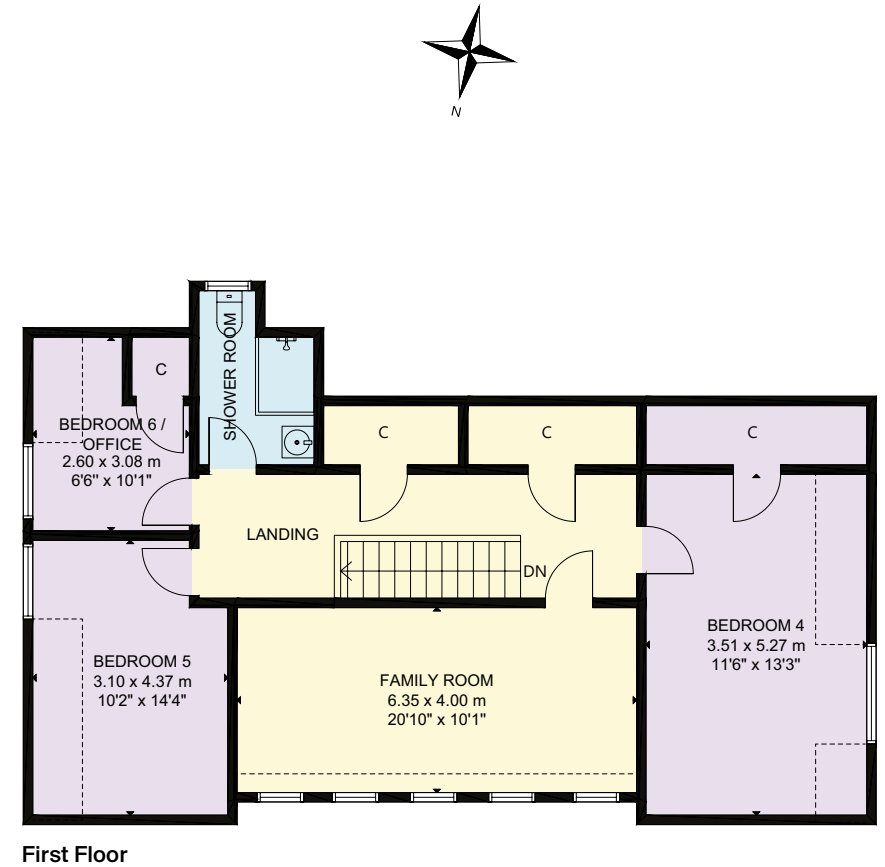
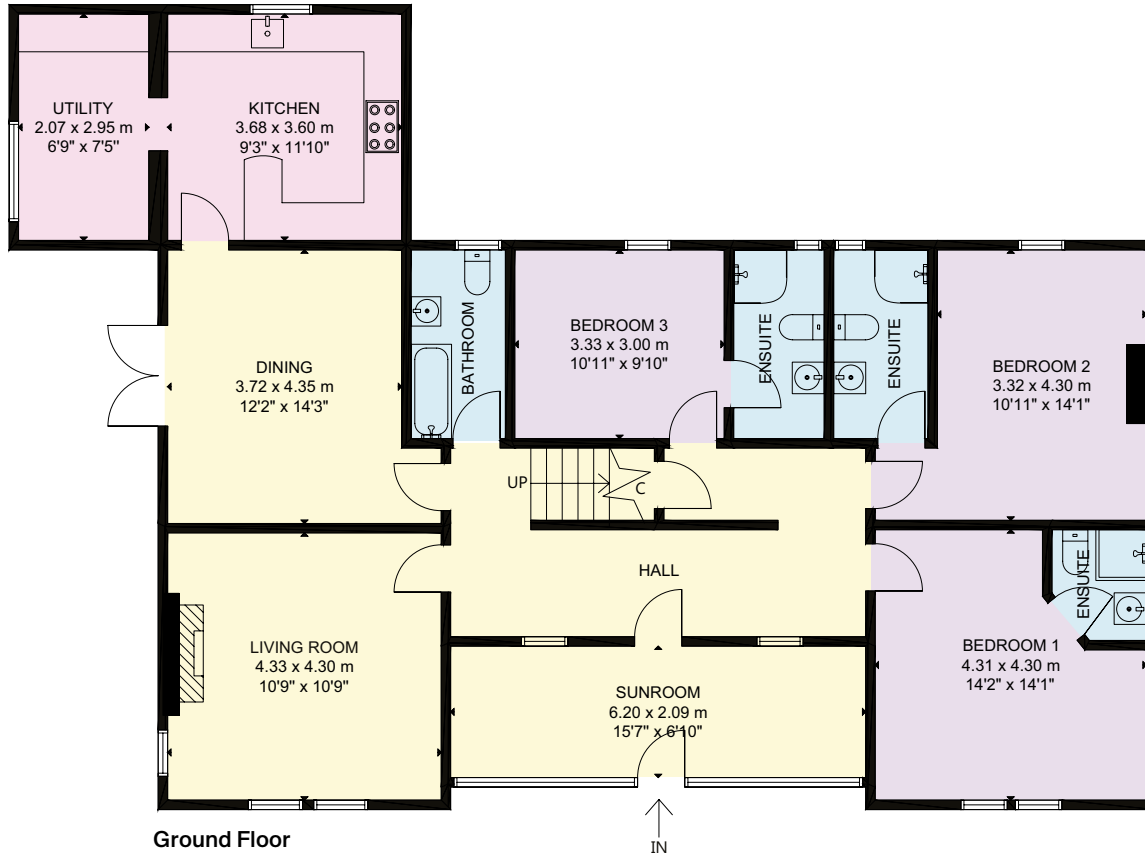


Lagganbuie, Knipoch, Oban, Argyll & Bute, PA34 4QT

Approximate Gross Internal Floor Area
2,644 sq ft / 246 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside







Gardens

The policies extend to 0.66 acres in total. They include a patio area to the side of the property and a front gravelled terrace with a BBQ area. A path and steps lead down to an attractive two-tiered garden with formal lawns with herbaceous borders, rhododendrons, and some specimen trees. There is also a large area of lawn to the side with a pond fed by a small burn.

Plot

Planning permission (see planning) was granted in principle for the construction of an additional house within the garden grounds immediately to the east of Lagganbuie House. Consent was granted on the 5th of July 2022 for a four bedroom house with separate driveway access on to the main road created.

Residential schedule

Property	Occupancy	Services
Lagganbuie	Vacant	Oil-fired central heating, private(filtered) water supply and private drainage









Directions

From Argyll Square in Oban town centre, head south on the A816 road signposted for Campbeltown and Lochgilphead. At the Oban community Fire Station roundabout, continue straight ahead on the A816 for about 3 miles. Pass through the hamlet of Kilmore, and after about 1 mile, the gated entrance to Lagganbuie is on your left with a For Sale Board.

Solicitors

Shaw's Law Ltd, Scottish Marine Institute, Dunstaffnage, Oban, PA37 1QA, Tel: 01631 705007, Email: heather@shawslaw.co.uk

Household Contents

Fitted carpets and curtains are included in the sale. Additional items of furniture may be available by separate negotiation.

Entry

Entry is available by arrangement with the seller.

Planning

Planning permission in principle (ref no: 22/00618/PPP) was granted on 5th July 2022 for the construction of a new 4-bedroom house immediately to the east of Lagganbuie House with a new driveway created. Details of the consent and all related documents can be accessed online via the Argyll planning portal using the reference numbers above.

Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel 0131 222 9600).

What3words

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Anti-money laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Overseas purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.



Closing date

A closing date for offers may be fixed, and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Conditions of sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller, and no warranty is given.

2. Deposit

On conclusion of missives, a deposit of 10 percent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

Property information

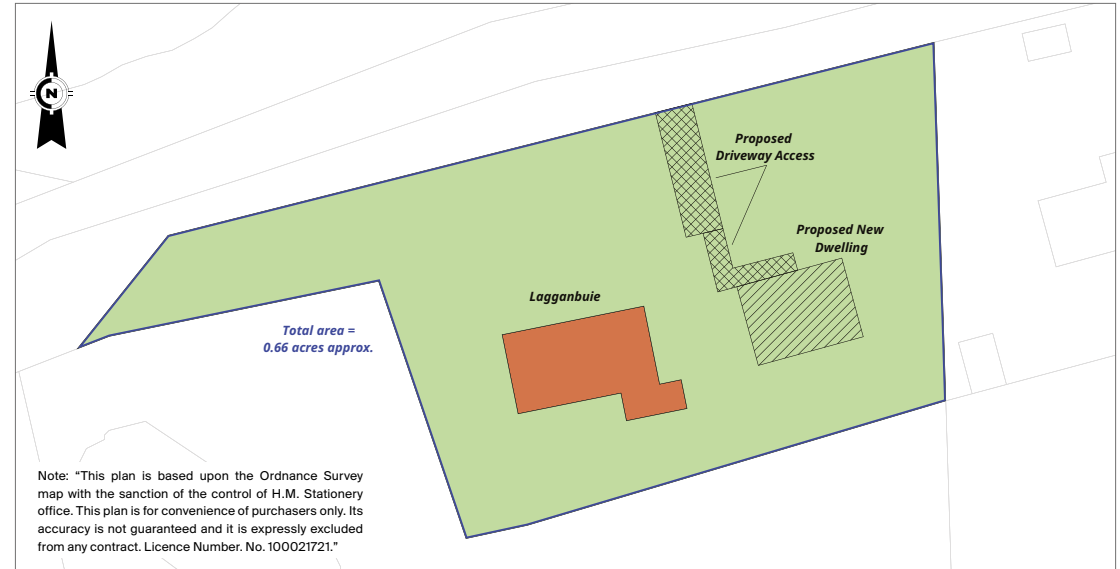
Tenure: Freehold

Local Authority: Argyll & Bute Council, Kilmory House, Lochgilphead, Argyll, PA32 8XW. Tel: 01546 605522

Council Tax: Band G

EPC Rating: E

Guide Price: £595,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated May 2023. Photographs and videos dated April 2023.

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