

# Invercreran House

Glen Creran, Appin, Argyll & Bute







# An architect-designed house with breathtaking views across Glen Creran, commanding one of the best mountain views in Scotland.

Port Appin 8 miles, Oban 18 miles, Glasgow 96 miles  
(All distances are approximate)

## Summary of accommodation

**Ground Floor:** Entrance hall | Dining room with gas fireplace | WC | Cloakroom | Study with WC (doors out to terrace) | Drawing room with gas fireplace  
Dining kitchen with glass conservatory | Gym with shower room and cinema room on mezzanine level above with gas fireplace

**Lower Ground Floor:** Hallway | Principal bedroom with en suite bathroom and separate access to terrace and dressing room | Wet room | Wine cellar  
Library with electric fireplace | Two double bedrooms with jack & jill en suite shower room | Double bedroom with en suite shower room  
Family bathroom | Larder | Utility room | Boiler room | Storage area

Adjoining triple garage with a first floor guest bedroom with en suite bathroom and separate access | Electric car charging point

Formal gardens including lawns, planted borders with colourful azaleas and rhododendrons | Attractive yew tree avenue

An adjoining block of commercial forestry block extending to about 18 acres in total providing amenity as well as a future income potential

Outstanding southerly views across Glen Creran and hills beyond

About 33.42 Acres in Total



# Situation

Invercreran House occupies an elevated, south-facing position in Glen Creran, commanding some of the most striking mountain views in Scotland, including Beinn Sgulaird and Beinn Fhionnlaidh. The residence sits on the edge of mature gardens and woodland, supported by a cantilever structure to complement the hillside terrain.

Appin (10 minute drive) and Port Appin (8 miles) are the nearest villages, collectively comprising a small shop which provides everyday requirements as well as a doctor’s surgery, two churches, a local primary school, two hotels, a pub and a garage. Barcaldine (6 miles) has a marina and a primary school.

The town of Oban (30 minutes drive), also known as the ‘Gateway to the Isles’ and Scotland’s seafood capital, has a more extensive range of services including supermarkets, a Marks and Spencer food hall, restaurants, primary and secondary schooling and a hospital. The ferry ports have regular services to the Inner Hebridean islands including Mull, Iona and the Outer Hebrides. For whisky enthusiasts, there is the Oban distillery. The town also features the McCaig’s Tower, a colosseum-like building which overlooks Oban Bay and the isles beyond. There is a railway station which lies adjacent to the ferry terminal with direct regular trains to Glasgow. Oban airport at North Connel is only 9 miles away with flights to Coll, Colonsay, Tiree and Islay. Glasgow Airport (77 miles) provides regular flights to London and a range of national and international destinations.

The countryside around Invercreran is some of the most spectacular in Scotland, a fantastic base for exploring the West Coast with a great variety of outdoor activities available. Fishing, mountain biking, kayaking, sailing, golfing and diving are all available nearby. There is superb hillwalking on the doorstep with nearby Munros including Beinn Sgulaird (937m), Beinn Fhionnlaidh (959m) and beyond to the Glen Coe range.

The nearby Loch Creran is a sea loch extending for just over 6.2 miles from its head at Inverreran to its mouth on the Lynn of Lorne. 2014 the entire loch was declared a Nature Conservation Marine Protection Area to protect its flame shell beds and quaternary geological features.

Also close to the house is the Glasdrum Woodland National Nature Reserve, an internationally important Atlantic oakwood managed by Scottish Natural Heritage which is classified as both a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI). The reserve has an abundance of woodland flowers and extraordinary lichens and bryophytes, with a carpet of wildflowers blooming each Spring. Additionally, there are over 20 species of butterfly in the reserve, such as the rare pearl-bordered fritillary and chequered skipped.

The sacred Island of Lismore is only a short drive and ferry away, while further afield you will find the Isles of the Hebrides including historic Iona, the burial place of the Kings of Scotland and the famous Fingals Cave on Staffa. Additionally, there are plenty of cultural and historic sites to visit nearby including Castle Stalker on Loch Linnhe, the Iron Furnace at Taynuilt, Ardchattan Priory and the Cruachan Hollow Mountain.





# Historical Note

Invercreran House was designed by Charles Cochrane of West Highland Estate and built by Logans Construction of Muir of Ord in the late 1960s, completed in 1970. Originally part of the Glen Creran Estate, it was commissioned by Simon Fraser and later operated as a successful country house hotel for 15 years before being sold in 2001.

The current owners acquired the property in 2001 and have since undertaken significant refurbishment to transform it into a stylish and contemporary family home while retaining many of its original architectural features.

# The property

Invercreran House is constructed of concrete and harled brick under a slate rood. The house, with a south facing setting, has a number of unusual features including Italian marble floor and a south-facing terrace running the full length of the house. The house is approached by a tarmac driveway which is flanked by a mature Yew avenue. The drive ends in a sweep behind the house. A particular feature of the house is that all the principal rooms have south-facing views across Glen Creran to the hills beyond.

An impressive arched granite entrance has steps leading up to the entrance hall forming the upper ground floor of the property. The property has many internal features, including the dining room with a feature gas fireplace and an Italian marble floor. A curved wall of French windows open up onto the terrace. The magnificent drawing room, which is over 12 metres in length, has stunning views across Glen Creran. The room includes parquet flooring, a feature gas fireplace with stone surround, and three floor-to-ceiling windows open out onto the terrace. The Boffi design dining kitchen is another wow-factor room with a large central island and a dining area within a glass-enclosed area that overlooks the terrace.



Appliances are Miele and include two ovens, a professional steamer oven and microwave, plate warmers, two dishwashers, an American fridge/freezer, a separate fridge, and two sinks. There is also a Teppan on the island worktop. The stainless-steel island includes a wok burner, induction hob, sink and dishwasher. The ground floor also consists of a study, two WCs and gym with en suite shower room. A mezzanine level above is used as a cinema room with a feature gas fireplace.





An elegant mahogany staircase from the drawing room leads down to the lower ground floor as well as two further staircases. There is a corridor which runs the length of this floor. The library features fitted bookshelves, a balcony, a bespoke Ebony Macassar wood bar, lovely views and an electric fireplace. The newly renovated principal suite includes an en suite bathroom, jacuzzi bath, and mountain views. It also serves another bathroom (wet room), a dressing room and has access to a private terrace.







There are three double bedrooms (two en suite) and a family bathroom. There is also a luxury wine cellar hand-made in walnut with stone walls and two wine fridges.. Each bathroom throughout the property has been finished to an excellent standard. The accommodation is shown in full on the adjacent floorplan. The property benefits from a vented, underfloor oil-fired central heating system. The bathrooms all have electric underfloor heating.

In addition to being a magnificent private home, Invercreran has been used occasionally as a high end holiday let over the past 12 months. With a letting license, it has been available to parties of up to 12 people, achieving £10,000 per week.



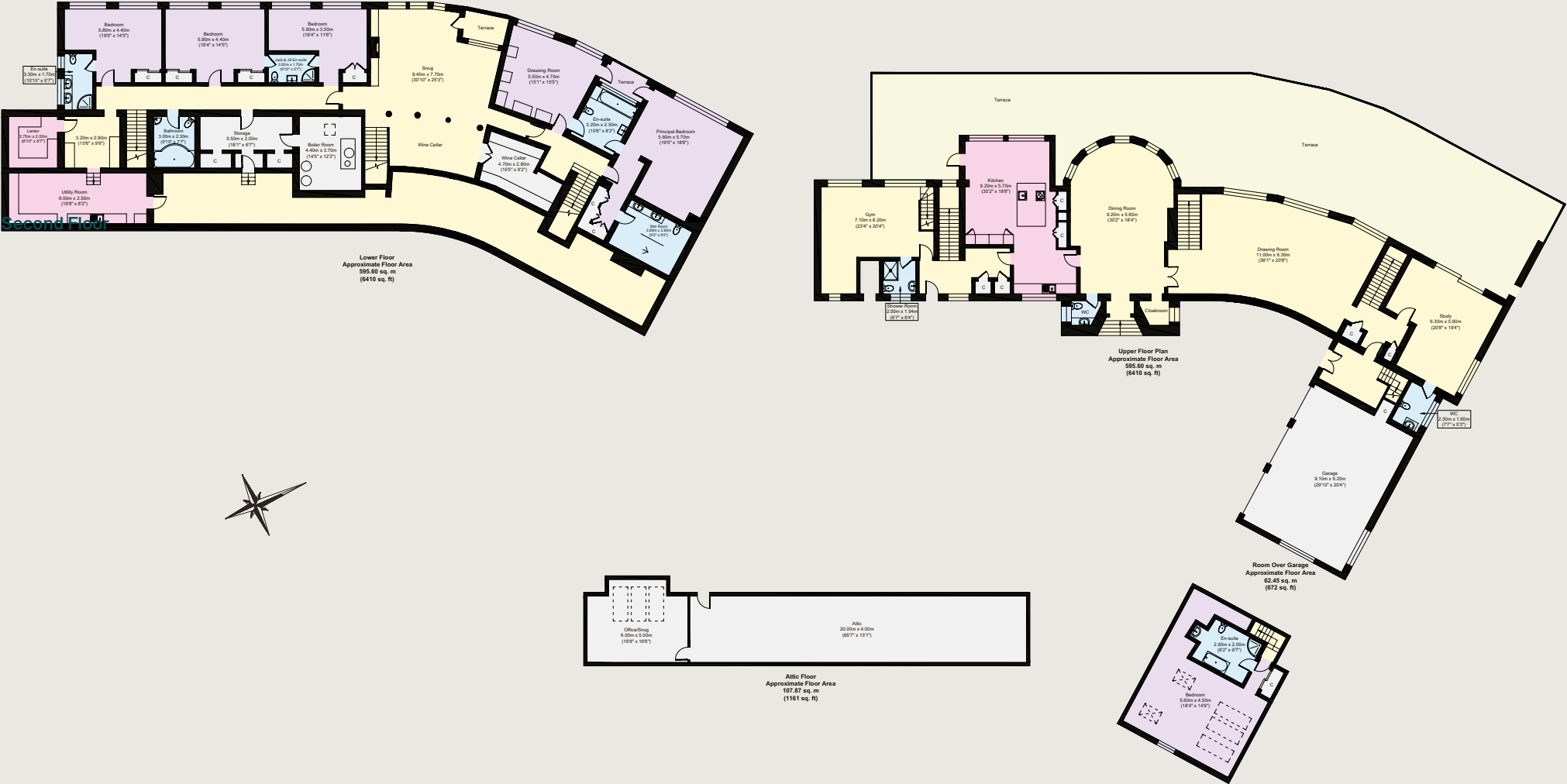




Invercreran House, Glen Creran, Appin, Argyll & Bute, PA38 4BJ

Approximate Gross Internal Floor Area

1361.52 sq m (16653sq. ft)



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.





## Outbuildings

There is a triple garage which is accessed from the courtyard at the back of the house and benefits from an electric car charging point. It also contains a first floor guest bedroom with en suite bathroom.

## Gardens and Policies

The formal gardens extend to about 6 acres surrounding the house, predominantly down to grass. There are mature broad-leaved and coniferous trees, as well as Rhododendrons and Azaleas. A grass path leads to a Gazebo, built of stone with iconic pillars and ornate iron work, from which there are stunning views across Gen Creran. A small stream runs through the garden which leads to a pond situated to the south of the property.





A mature yew avenue leads up part of the drive and beyond there lies a grass paddock which is part of the garden at present but could be divided into a separate paddock for a horse if required.

# Forestry

Beyond the formal gardens to the south and west is a block of commercial forestry predominantly comprising of Sitka spruce. The woodland offers amenity to wildlife as well as a future income potential.









# Property information

## Directions

From the A85 Oban Road, take the A828 at Connel, heading North to Fort William. Continue on this road until you cross a bridge over Loch Creran which leads to a roundabout. At the roundabout, turn right and head up Glen Creran. The entrance to Invercreran is clearly sign posted.

## What3words

///laces.bitters.jumbled

## Solicitors

Brodies LLP, 58 Morrison Street, Edinburgh, EH3 8BP  
Tel: 0131 228 3777 Email: Kirsty.graham@brodies.com

## Local Authority

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

## Entry

Entry is available by arrangement with the seller.

## Moveables

Fitted carpets and curtains are included in the sale. Items of furniture and garden machinery and equipment may be available by separate negotiation.

## Viewing

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

## Rights of Access and Title Conditions

The property is sold with the benefit of and subject to all existing rights and burdens contained within the Title Deeds.

## Residential Schedule

Property	Occupancy	Services	Council Tax/Rating	EPC Rating
Invercreran House	Owner occupied	Mains three phase electricity, vented underfloor oil-fired central heating, private (filtered) water supply and private drainage. Fibre optic wifi with 100MB connection.	H	.....

## 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.

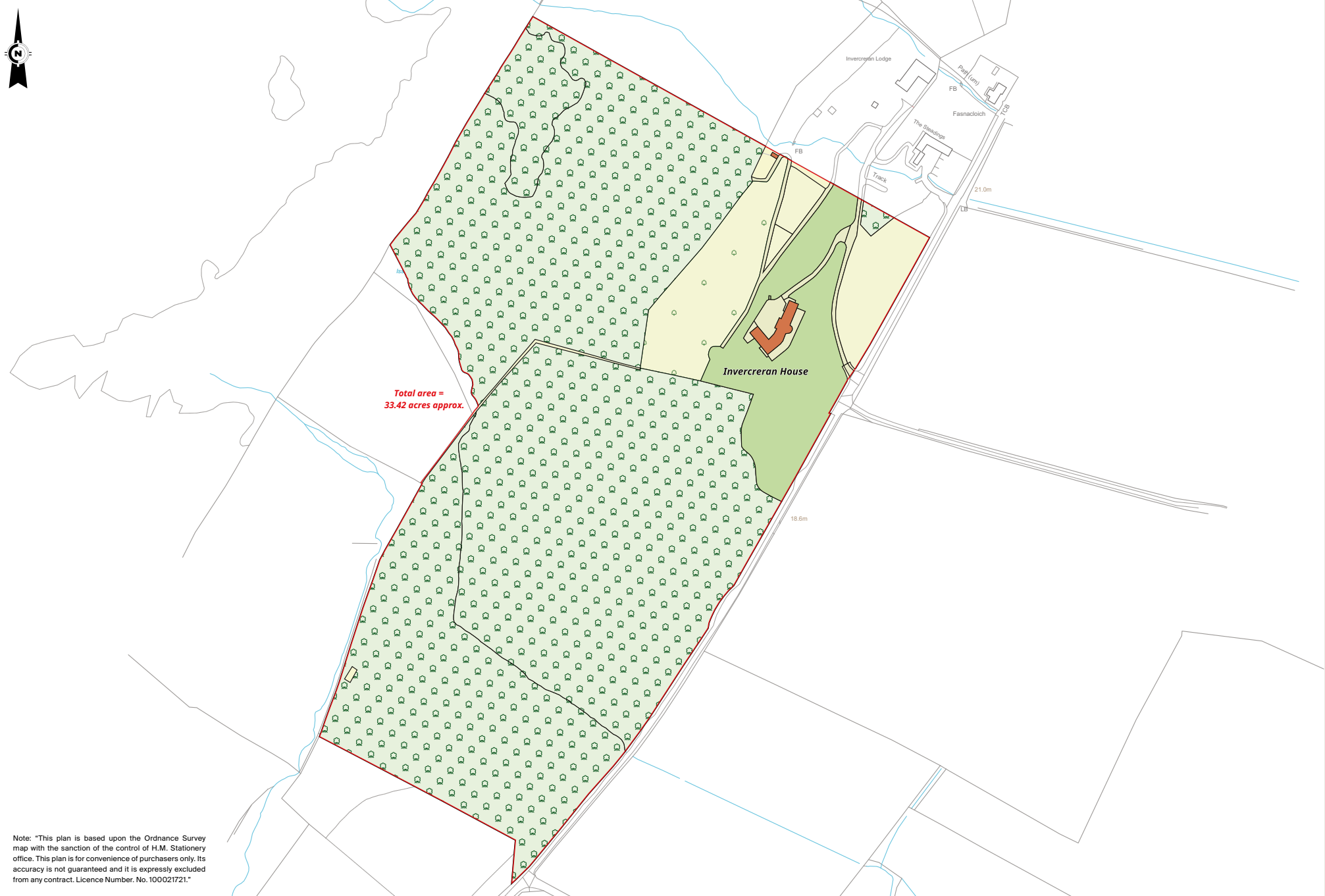
## Conditions of Sale

### 1. Title

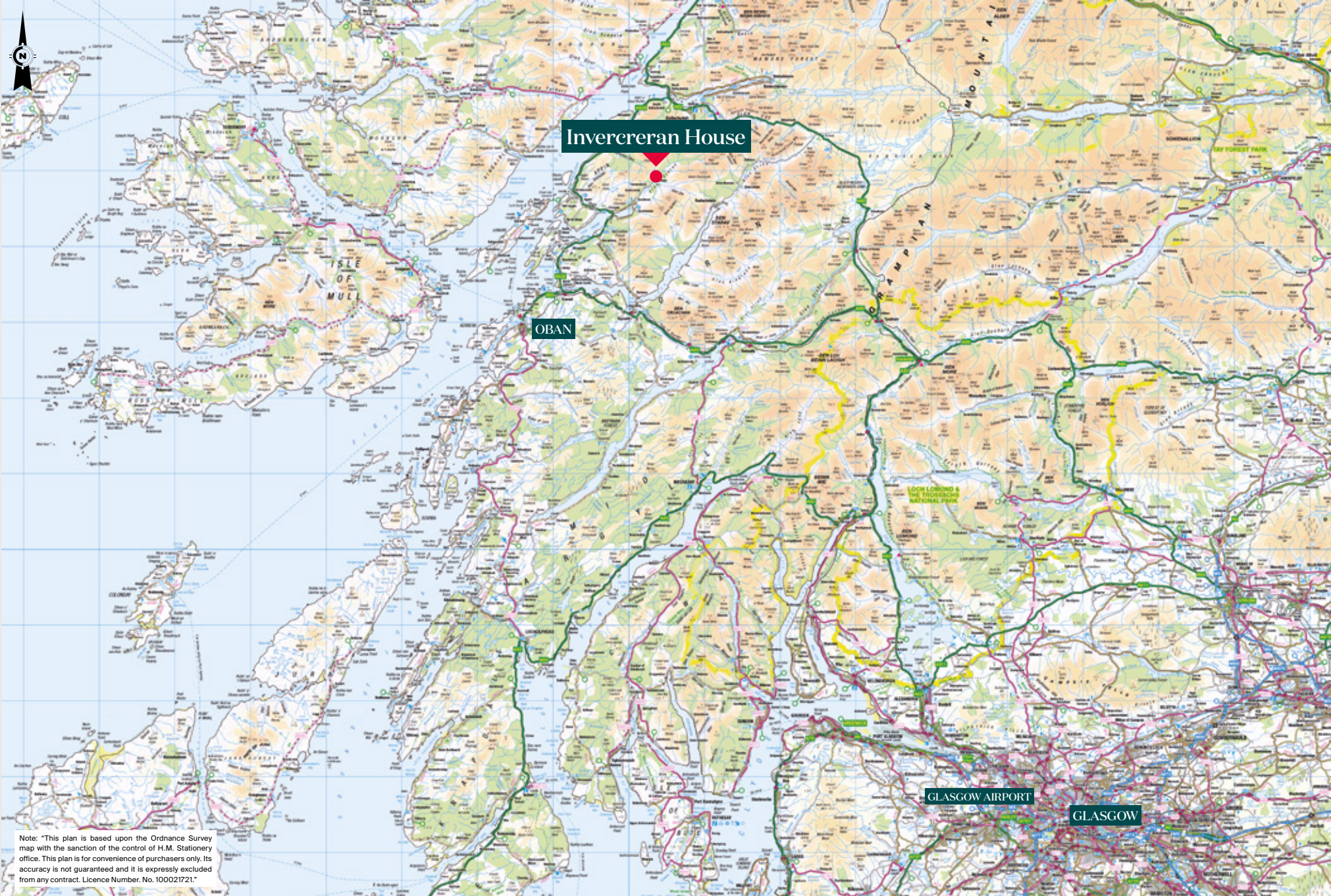
The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

### 2. Deposit

On conclusion of missives a deposit of 10 per cent 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.











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