



DRUIMNEIL HOUSE

Port Appin, Argyll & Bute



AN EXCEPTIONAL COASTAL COUNTRY HOUSE

With converted coach house and cottage set in 8.5 acres of stunning gardens with views across the Sound of Shuna

Summary of accommodation

Ground floor: Entrance porch | WC | Drawing room (with open fireplace) | Dining room (with doors out to balcony) | Breakfast room
Library (with open fireplace) | Office | Dining kitchen (with AGA) | Utility room | WC

First floor: Principal bedroom with en suite dressing room and bathroom | Twin bedroom with en suite bathroom
Double bedroom with en suite bathroom | Double bedroom with en suite bathroom | Linen cupboard

Patio area | BBQ shed

Former Coach House with reception room, three bedrooms and two bathrooms (one en suite) over two storeys

Cottage with reception room, two bedrooms and bathroom

Coach House buildings including machinery store, log store and workshop | various potting sheds

Outstanding gardens including lawns, three ponds, planted borders including colourful azaleas and rhododendrons | Attractive walled garden including greenhouse with vines, orchard, vegetable patch and polytunnels | Open meadow | Mature woodland border with paths and wonderful elevated views

A separate piece of ground on the shoreline previously housing a Boat House | Outstanding coastal views towards over Loch Linhe towards the Morvern peninsula and the Island of Lismore

Local amenities in coastal village of Port Appin 0.5 miles away

About 8.92 Acres in total

Distances: Port Appin 0.5 miles, Oban 20 miles, Glasgow 99 miles (All distances are approximate)

SITUATION

Druimneil House enjoys a secluded and tranquil setting, facing southwest and commanding exceptional views over its own magnificent gardens and across Loch Linnhe to the Morvern Peninsula and the Island of Lismore.

Just half a mile away lies the charming fishing village of Port Appin, situated where Loch Creran meets the sea. This peaceful coastal community offers a range of local amenities including a well-stocked community shop, post office, doctor's surgery, primary school, two highly regarded seafood restaurants, and two welcoming hotels. Nearby, the iconic Castle Stalker—one of Scotland's most dramatic castles—sits on its own islet at the mouth of Loch Laich and is accessible only by boat.

Approximately 20 miles to the south is Oban, known as both the “Gateway to the Isles” and Scotland's seafood capital. Oban offers a wider selection of services including supermarkets, a Marks & Spencer food hall, restaurants, hospital, primary and secondary schooling, and the renowned Oban Distillery. The town's ferry terminal provides regular sailings to the Inner and Outer Hebrides, including Mull and Iona. For rail travel, Oban station offers direct services to Glasgow, and nearby Oban Airport (14 miles) provides flights to Coll, Colonsay, Tiree, and Islay. Glasgow International Airport (approximately 99 miles) offers connections to London and a wide range of UK and international destinations.

The countryside surrounding Druimneil House is among the most scenic in Scotland, offering endless opportunities for outdoor pursuits. Port Appin is well known for sea kayaking, sailing, paddleboarding, and sea fishing, and is home to the local Community Skiff. The area also provides superb hillwalking, mountaineering, and access to field sports, including stalking and shooting on nearby estates.

From the Port Appin jetty—just a five-minute walk from the house—a passenger ferry, The Lady of Lismore, offers a short crossing to the Isle of Lismore, a tranquil island about 10 miles long and 1 mile wide. The island features a parish church, primary school, heritage centre, museum gift shop, and a number of self-catering accommodation options.

Nature lovers will find much to admire, with the area supporting a wide variety of wildlife, including sea eagles, red deer, otters, dolphins, and red squirrels—a true haven for those seeking both beauty and biodiversity on Scotland's spectacular west coast.

DRUIMNEIL HOUSE

Druimneil House is approached from the public road via a private tarmac driveway that winds through the grounds and culminates in a gravelled parking area to the rear and side of the house. Believed to date from around 1860, the house occupies an outstanding position at the heart of its gardens, enjoying superb coastal views across Loch Linnhe to the Morvern Peninsula and the Isle of Lismore.





While the property would now benefit from some modernisation, it retains a wealth of original period features and offers elegant and versatile accommodation across two floors.

The ground floor includes four principal reception rooms, including a light-filled drawing room with double-aspect views and an open fireplace, and an adjacent dining room featuring a gas fireplace and French doors leading to a balcony overlooking the gardens. A library with fitted bookshelves and another open fireplace offers a quiet retreat, while the spacious dining kitchen is centred around a gas-fired AGA and opens out to a sheltered south-facing patio—ideal for al fresco dining.

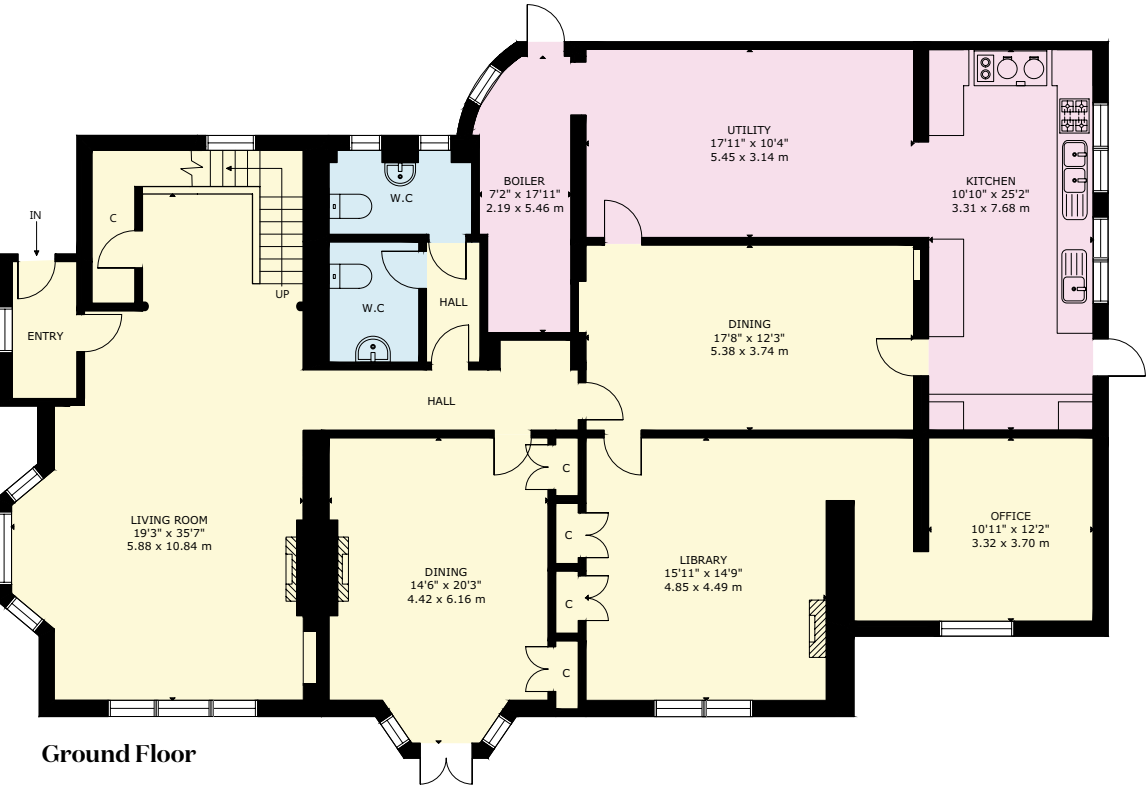
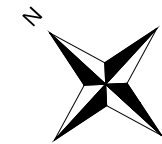
Further ground floor accommodation includes a breakfast room, office, utility room, and two WCs.



Upstairs, the principal bedroom suite enjoys magnificent double-aspect views over the gardens and sea, and benefits from an en suite bathroom and dressing room. There are three additional double bedrooms, all well-proportioned and each with its own en suite bathroom. The full layout is detailed in the accompanying floorplan.

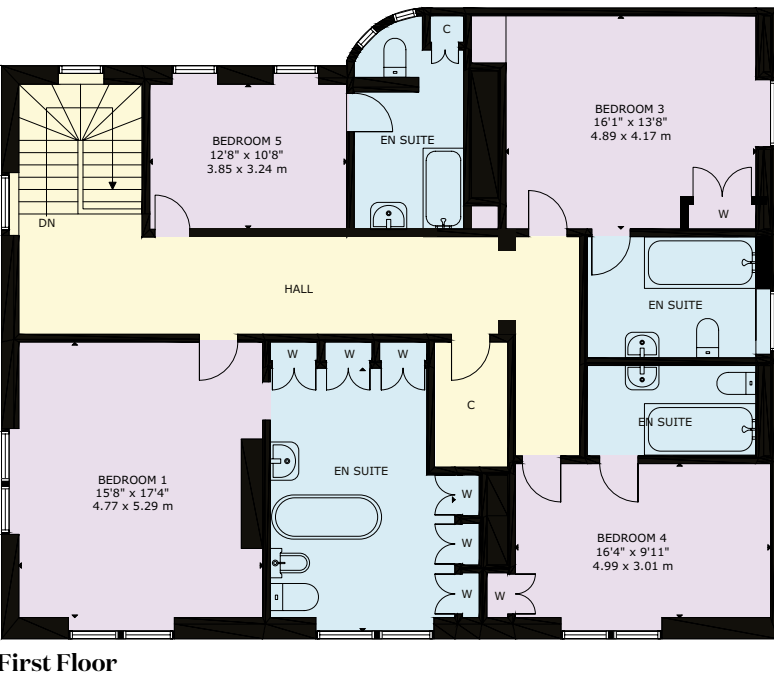


Druimneil House, Port Appin, Argyll & Bute, PA38 4DQ



Approximate Gross Internal Area
4,467 sq ft / 415 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





THE COACH HOUSE

Located just to the north of the main house, part of the former Coach House was converted to create comfortable two-storey accommodation. Benefitting from gas central heating and double glazing, the layout is as follows:

Ground Floor: Entrance hall, sitting room, dining kitchen, and WC.

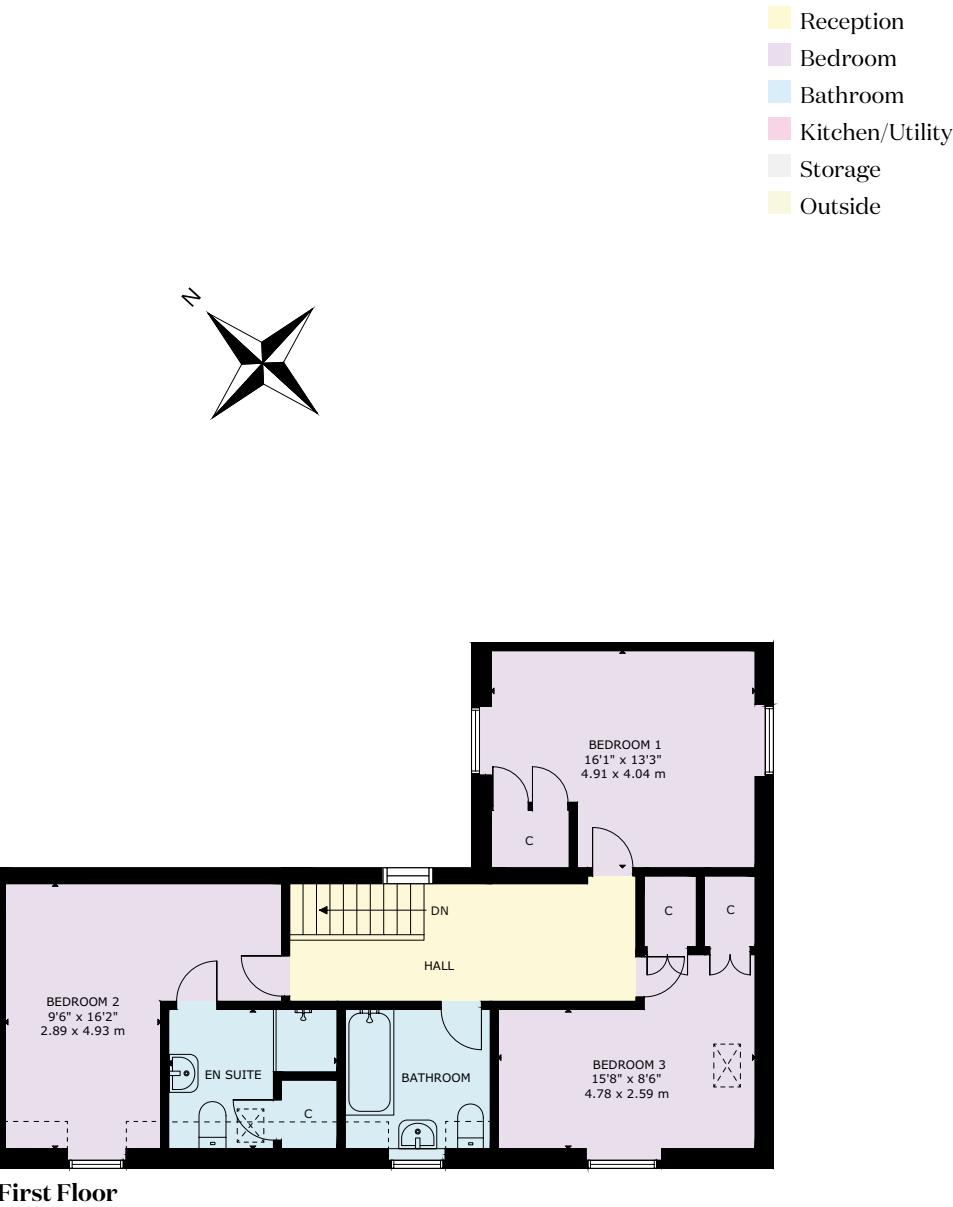
First Floor: Landing, principal double bedroom with en suite shower room, two further bedrooms, and a family bathroom.



The Coach House



Approximate Gross Internal Area
1,593 sq ft / 148 sq m
Store: 1,097 sq ft / 102 sq m

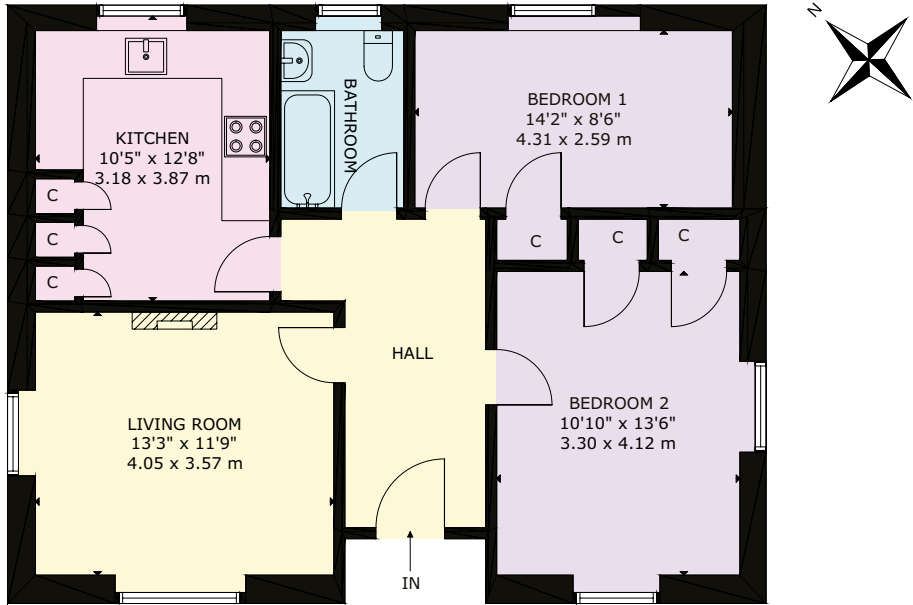


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DRUIMNEIL COTTAGE

Positioned further north of the Coach House, Druimneil Cottage was constructed using Dorran construction and offers single-storey living. The accommodation comprises:

Hallway, sitting room, kitchen, two double bedrooms and family bathroom



Approximate Gross Internal Area
764 sq ft / 71 sq m

OUTBUILDINGS

Druimneil includes a useful range of outbuildings, most notably the former Coach House, which incorporates a workshop, machinery store, and log shed. Within the walled garden, there are also two potting sheds, supporting the maintenance and cultivation of the extensive grounds.



GARDENS & GROUNDS

The gardens and policies at Druimneil are a true feature of the property, having been carefully curated and maintained by a full-time gardener for the past 25 years. In total, the grounds extend to approximately 8.92 acres, comprising 2.67 acres of formal gardens, 4.60 acres of mature woodland and 0.69 acres of open meadow.

Druimneil benefits from the milder coastal climate typical of Scotland’s west coast, allowing a wide variety of plants to flourish. The formal gardens are laid out with sweeping lawns, colourful herbaceous borders, and a rich collection of rhododendrons, azaleas, hellebores, primulas, and the striking Meconopsis blue poppies.

Three spring-fed ponds provide additional interest and habitat, planted with a range of bog and aquatic plants.

A particular highlight is the large walled garden, which includes a central greenhouse with grapevine, a dedicated rose garden, vegetable bed, orchard and three polytunnels for year-round cultivation

Surrounding the formal gardens, the mature woodland rises to form natural boundaries and provides a network of elevated woodland walks, offering wonderful views over the house, gardens, and the coastline beyond.

To the north of the Coach House lies a 0.69-acre wildflower meadow, which adds colour and seasonal diversity to the landscape.

BOAT HOUSE SITE

On the shores of Loch Linnhe, there is a small coastal parcel of ground where a boathouse once stood. While there are no formal access rights over neighbouring land, the site can be reached by boat, offering potential for housing a new Boat House (subject to consent).





GENERAL INFORMATION

Directions

From Connell Bridge, continue north on the A828 fr approximtaley 12 miles until reaching Appin. On entering the village turn left signposted for Port Appin. On entering the village, turn left after the Airds Hotel, signposted for North Shian. Follow the road for 0.75 miles and the entrance to Druimneil House is on your right.

What3words

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Solicitors

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Kilmory House
Lochgilphead
Argyll
PA32 8XW
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Entry

Entry is available by arrangement with the seller.

Moveables

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

Residential Schedule

Property	Occupancy	Services	Council Tax/Rating	EPC Rating
Druimneil House	Vacant	Mains electricity, LPG gas central heating, private (filtered) water supply and private drainage.	G	F
Coach House	Let	Mains electricity, LPG gas central heating, private (filtered) water supply and private drainage.	E	G
Cottage	Let	Mains electricity,LPG gas central heating, private (filtered) water supply and private drainage.	C	F

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.

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.

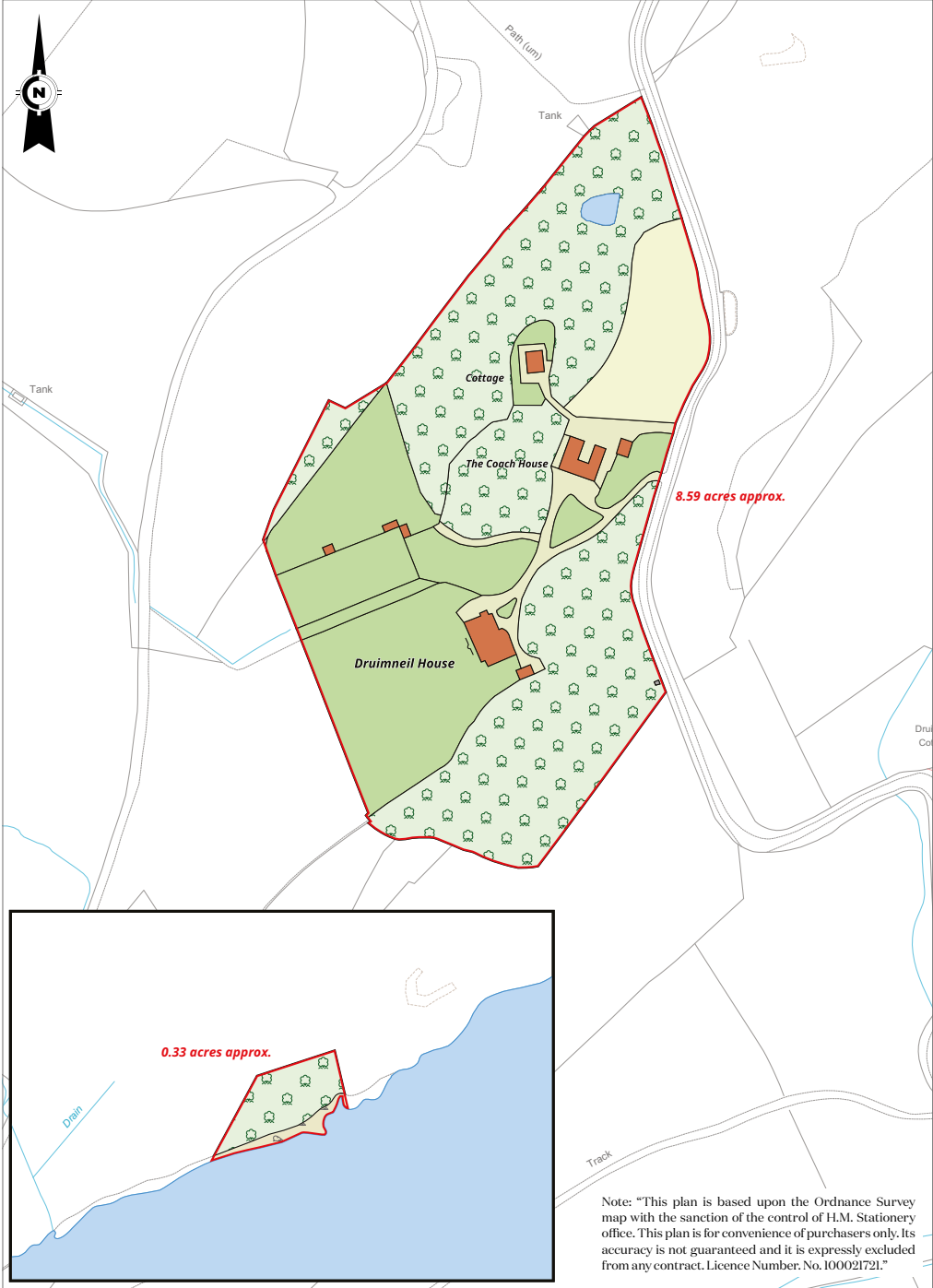
Conditions of Sale

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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Your partners in property

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