



TROMLEE WOODLANDS FARM | 3 BALLIMORE ESTATE | KILCHRENAN | BY TAYNUILT | PA35 1HD

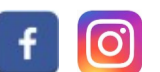
PRICE ON APPLICATION

The subject for sale forms a most charming, substantial area of farm land, equating to around 8.1 acres (3.28 hectares), situated on the outskirts of the rural village of Kilchrenan, with stunning views across the picturesque countryside towards Ben Cruachan. A short walk from the delightful Loch Tromlee, the sale of 3 Ballimore Estate offers a rare and exciting opportunity to purchase a very desirable, partially enclosed, small farm holding (Agricultural Number 68 171 0155). Recent works include a much improved drained and gravelled entrance, which includes a mixture of new wooden, plus post & wire fencing, with a substantial metal gate. An attractive stream runs through the land, offset with a charming woodland of mature Birch trees, beautifully positioned on a naturally elevated spot. This site would be ideal for the erection of a property, subject to the necessary planning permissions and consents.

Kilchrenan is a charming country village, with a busy village hall and local church, both which hold many activities throughout the year, the Kilchrenan Inn with restaurant and bar, plus an additional two prestigious hotels, situated on the shores of beautiful Loch Awe, Scotland's third largest freshwater loch, famous for its fishing. Further outdoors pursuits on offer include sailing, golf, climbing and skiing further afield in Glencoe and Fort William. Kilchrenan is a haven for local wildlife plus has numerous walks including The Nant Forest Walk, an ancient oak woodland around three miles from the property. Taynuilt village is situated only six miles away and offers a range of facilities including a well stocked grocers, renowned local butchers, hairdressers, post office, golf course and doctors surgery while secondary schooling and principal amenities are available in the town of Oban, some 12 miles to the west. There is a bus service which operates to and from Oban and Glasgow, as does the train service which stops in Taynuilt for passengers wishing to go in either direction.

- Farm Land Equating to around 8.1 Acres (3.28 Hectares)
- Stunning Countryside & Mountain Views
- Idyllic Rural Location
- Mains Water on Site
- Electricity Supply Available at the North Boundary
- Gated & Drained Entrance
- Mature Trees, Stream & Natural Flora

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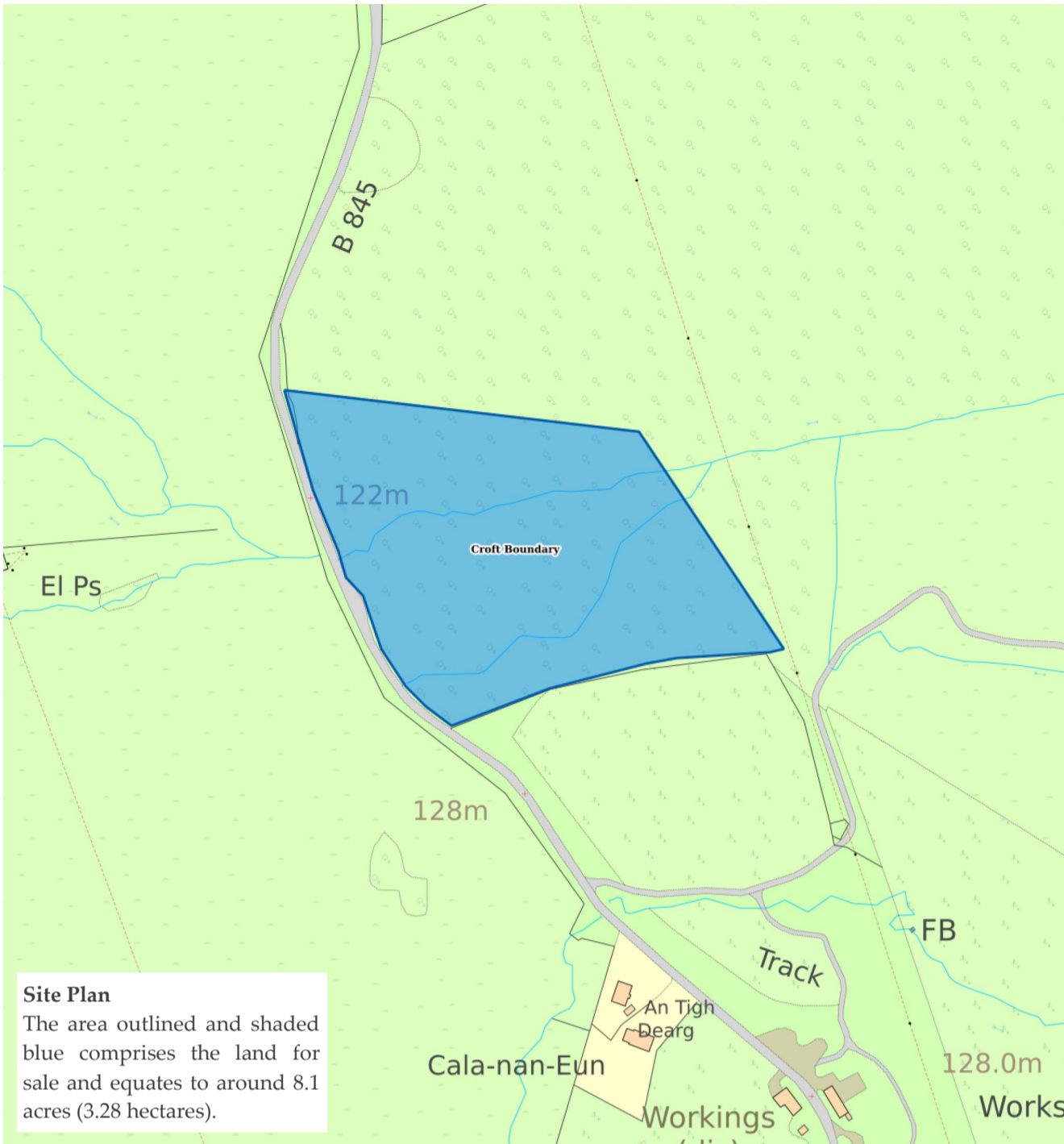


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Services

It will be the purchasers responsibility to connect to all services however mains water is already on site and power is located at the north boundary.

Travel Directions

From Oban, proceed towards Crianlarich on the A85. At Taynuilt take the second turning right, signposted for Kilchrenan, B845. Follow this road for 4.4 miles (approximately 1.5 miles before Kilchrenan). The site is marked by a large metal gate on the left hand side.



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5)'.