



CRUBASDALE LODGE
MUASDALE, PA29 6XD

OFFERS IN THE REGION OF £545,000

Stewart Balfour and Southerland are delighted to bring to the market this beautiful Georgian/Victorian detached property, with stunning views, set in just over 4.5 acres of gardens and its own private sandy beach not to mention a three bedroom detached annexe with the potential of providing an additional income, where else would you want to live...

Stewart Balfour & Sutherland
SBS Cameron Macaulay
SBS Edingtons WS
SBS Property Shop

CRUBASDALE LODGE



Crubasdale Lodge is a truly exceptional find, nestled on the landward side of the A83, at the northern tip of the charming village of Muasdale on the magnificent Kintyre Peninsula. Just 15 miles north of Campbeltown, this exquisite Georgian/Victorian, two-storey villa stands proudly, set back from the road in just over four and a half acres of mature wooded grounds, and more formal gardens.

The property boasts glorious westward views over the vast expanse of the Atlantic, stretching out to the captivating Inner Hebridean Islands of Gigha (God's Isle) and beyond to Islay and the majestic Isle of Jura, and, to the south, Northern Ireland. Spectacular sunsets often paint the sky with an array of vibrant colours. The surrounding trees provide a splendid natural backdrop, enhancing the overall setting, and uniquely, the owner's title extends all the way down to the high water mark, offering direct access to the shoreline.

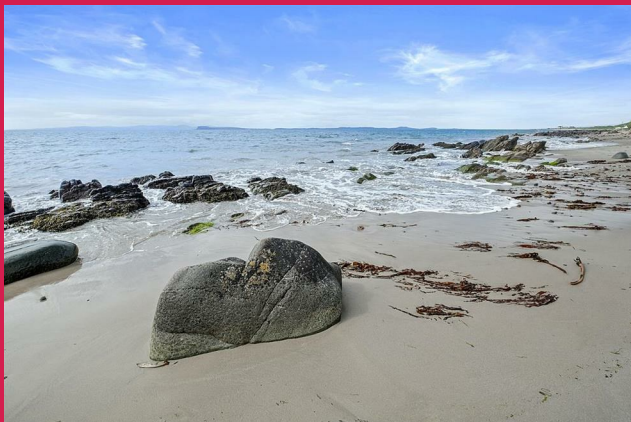
Originally a hunting lodge, Crubasdale Lodge is a superb example of traditional stone construction under a slated roof, exuding splendid appearance and character. The property has been lovingly maintained, retaining original features, which include a magnificent staircase and an exquisite marble fireplace with an elegant wood burning stove in the drawing room. The hall and study also offer delightful and welcoming spaces. This spacious villa provides comfortable accommodation across two floors, and benefits from oil fired central heating powered by a recently replaced boiler, installed just eight years ago. The well proportioned rooms are ideally suited for family occupation and use.

Adding to its appeal, a charming timber constructed cabin, situated to the north side of the main house was previously used as a self catering unit. This provides the potential for a valuable source of additional income or extra house guest accommodation.

The external features are equally impressive. A Victorian walled garden provides a sheltered area for vegetable beds and a range of unusual shrubs and trees. Several stone outbuildings include workshop, horticultural and garage accommodation offering limitless potential for hobbies, storage, or conversion, subject to the necessary permissions.

While enjoying a scenic, rural setting, Crubasdale Lodge is not isolated. Day-to-day shopping needs are conveniently met by a well-stocked village shop within walking distance and a primary school is located 3 miles south in Glenbarr village. For virtually all other requirements, Campbeltown offers a comprehensive range of amenities including two supermarkets, a range of independent shops, and secondary education. Connectivity is excellent with a regular bus service to Lochgilphead and Glasgow. Campbeltown Airport is situated nearby at Machrihanish, providing twice daily weekday flights to and from Glasgow with an in-flight time of only 40 minutes.

Crubasdale Lodge is more than just a home; it's a piece of history, a sanctuary of natural beauty, and an idyllic retreat offering a unique blend of traditional charm, modern comfort, and great potential.

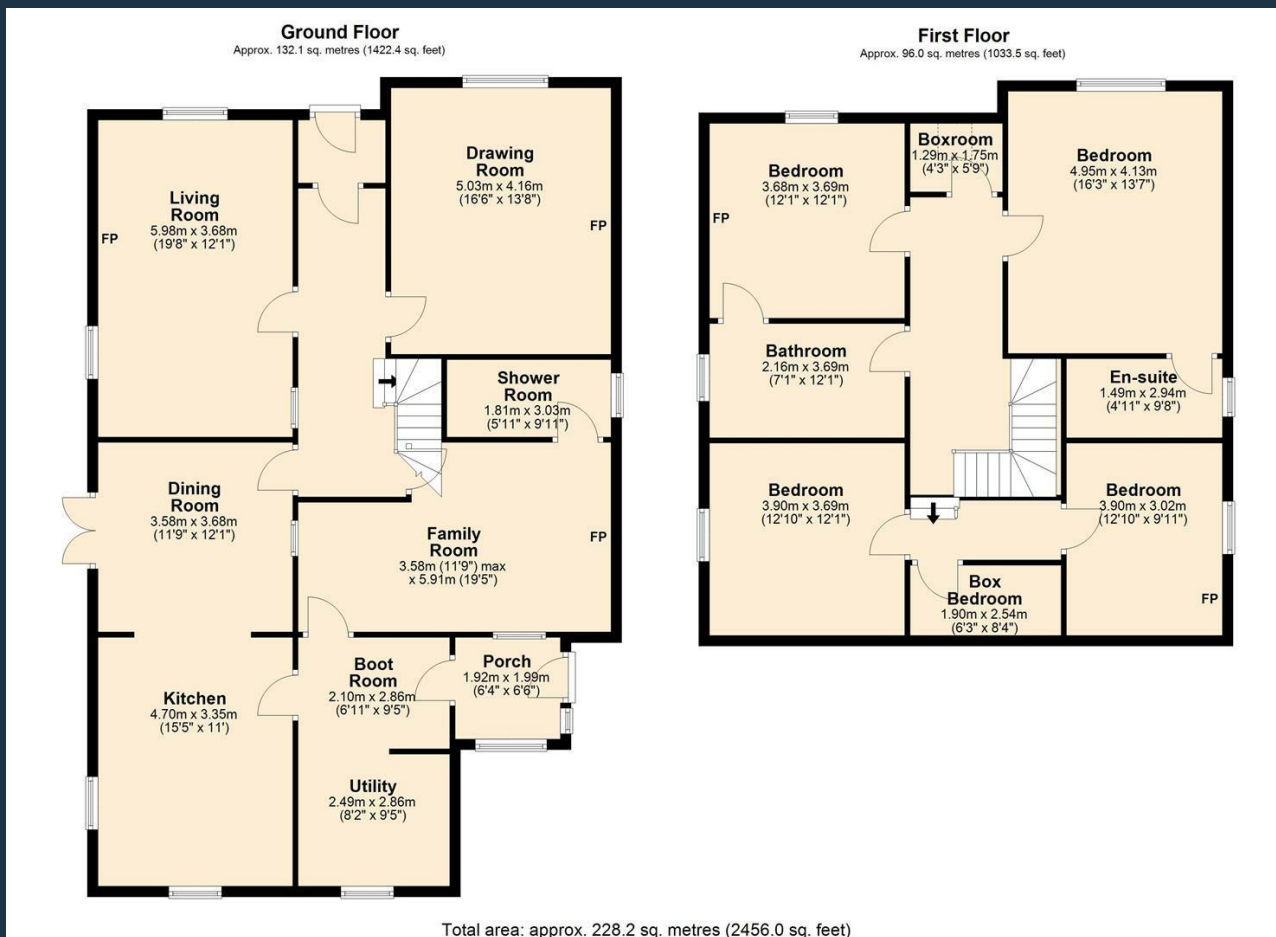






CRUBASDALE LODGE





NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time.

These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not rely upon any statement, whether oral or written, made by the agents.

Campbeltown
Kinloch Hall
Lochend Street
PA28 6DL
Campbeltown
Argyll
PA28 6DL

01586553737
sales@sbsproperty.co.uk
sbsproperty.co.uk

Stewart Balfour & Sutherland
SBS Cameron Macaulay
SBS Edingtons WS
SBS Property Shop