



## **BALLOCHGAIR FARMHOUSE, BALLOCHGAIR BY CAMPBELTOWN, PA28 6QR**

**OFFERS OVER £445,000**

Occupying a truly glorious, tranquil setting overlooking the farmlands of Ballochgair across the Kilbrannan Sound to the Isles of Arran, Ailsa Craig and beyond to the Ayrshire Coast this spacious FARMHOUSE provides an excellent opportunity to own a most charming family home in a beautiful location.

**Stewart Balfour & Sutherland**  
SBS Cameron Macaulay  
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# BALLOCHGAIR FARMHOUSE

- Entrance Hall. Reception Hall. • Sitting Room. Lounge. • Breakfast Room with Utility Area. Office. • Spacious Dining Kitchen. Boot Room. • 5 Bedrooms (one with a relaxed seating area and balcony) • 4 Bathrooms • Well maintained garden grounds. Two large outbuildings. • Splendid outdoor seating/dining area • Ample off road parking for several vehicles • Tranquil setting with views across the Kilbrannan Sound



Extremely spacious throughout the accommodation comprises entrance hall through to reception hall giving access to both the sitting room and lounge each having scenic views and featuring exquisite open fireplaces creating a warm cosy feel which continues throughout the home. A lovely bright room, the breakfast room also has a useful utility area with a patio door leading out to a splendid outdoor seating/dining area.

A small inner hall leads through to the office, bathroom and to a splendid dining kitchen, one of the most spacious within the home, comprising a fully fitted modern kitchen with large dining area and seating area next to a multi fuel stove . Just off the kitchen is access to the boot room and a second bathroom and a door into the large yard. The staircase within the kitchen leads to an upper area which has a bedroom, bathroom and relaxed seating area with patio doors opening out onto a balcony. The main staircase leading to the first floor of the farmhouse comprises four bright airy bedrooms, having superb views, and a luxury sized bathroom with step into spa bath and separate shower enclosure.

The garden grounds include a well maintained lawn surrounded by a natural stone wall with colourfully planted borders. Beyond this area is ground suitable for a fruit and vegetable garden

There are two large useful outbuildings, the first is a store located on the right as you enter the property with the other located just outside the entrance to the kitchen.

A large courtyard provides ample off road parking space for several vehicles.





The photographs displayed show the wonderfully bright lounge with open fireplace and spacious family sized dining kitchen

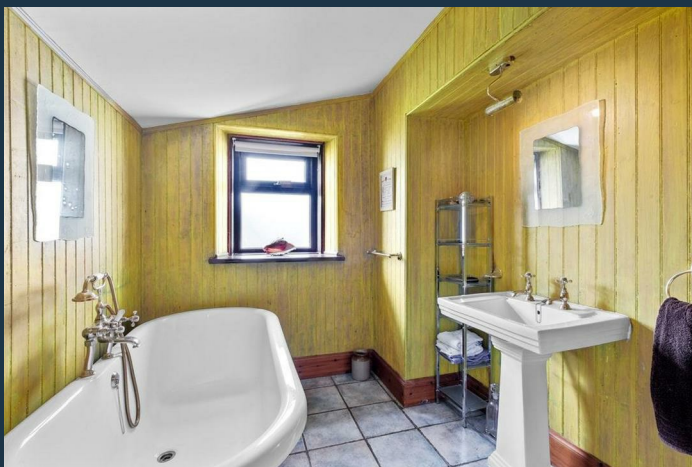


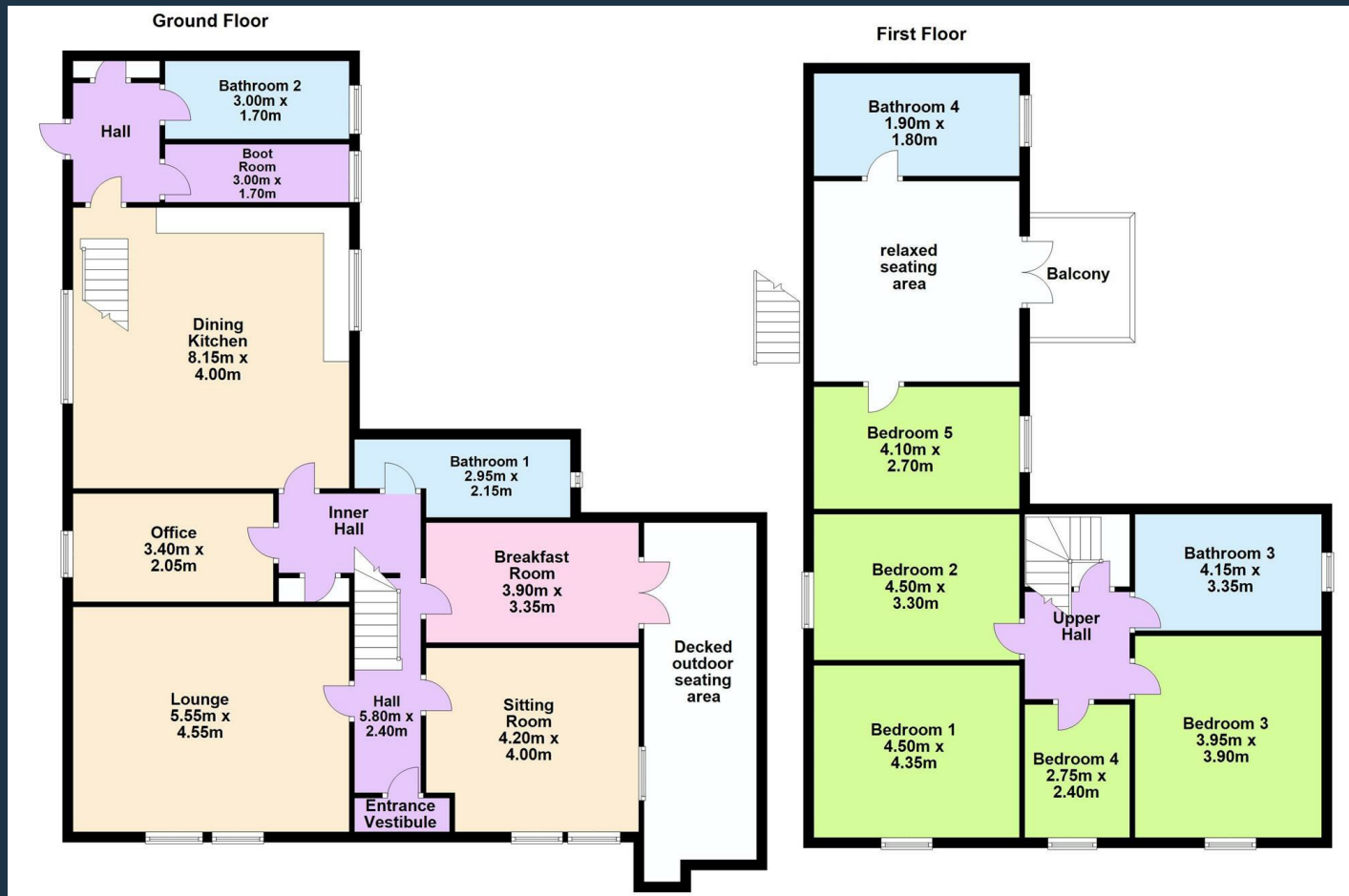


The nearest town is Campbeltown located less than 6 miles away and offering a good range of retail services as well as a number of artisan shops & bistros. The monthly Farmers Market, which sells a variety of local produce, is always a popular event. Campbeltown is also home to three of the finest Scottish distilleries, Springbank, Glengyle and Glen Scotia. There is an excellent health centre, hospital, dental surgery, library, leisure centre and a two screen cinema.

The famous links of Machrihanish, renowned for having the best opening hole in the world of golf, is a short 15 minute drive away from town as is the challenging Machrihanish Dunes Course. The local waters provide an excellent sailing and water sport environment with sea angling also a very popular past time.

As well as excellent bus links to and from Glasgow, Campbeltown has its own airport with twice daily weekday flights to and from the city with an inflight time of less than 30 minutes.





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.

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