

KILBRIDE ESTATE

Kilmichael Glassary, Lochgilphead, Argyll



AN ATTRACTIVE AMENITY FARM WITH A REFURBISHED FARMHOUSE, RANGE OF BUILDINGS AND 196 ACRES OF GRAZING, AMENITY WOODLAND AND LOCH WITH SPORTING OPPORTUNITIES CLOSE TO THE WEST COAST

Summary of accommodation

Recently refurbished principal house including three principal reception rooms, five/six bedrooms and three bathrooms

Range of modern and traditional outbuildings and former farmhouse with development opportunities

Land including about 112 acres pasture and rough grazing and about 43 acres of mixed woodland

Attractive loch extending to about 12.96 acres with trout fishing

Sporting opportunities including trout fishing on the loch, with rough shooting, wildfowling and red deer stalking

An abundance of wildlife in the area including pine martens, red squirrels, otters, Red, Sika and Roe deer and a wide variety of birdlife including regular sightings of Golden eagles and ospreys

For sale as a whole

About 196.90 Acres

Distances: Lochgilphead 7 miles, Oban 33 miles, Glasgow Airport 86 miles
(All distances are approximate)

SITUATION

Kilbride Estate occupies a wonderfully private and picturesque setting within Kilmichael Glen, just a few miles from Scotland's spectacular west coast. Combining the tranquillity of a rural estate with convenient access to everyday amenities, it offers the best of country living while remaining within easy reach of Glasgow, approximately two hours away.

The thriving coastal town of Lochgilphead, situated at the head of Loch Gilp and only 7 miles from the estate, provides an excellent range of local services and amenities. These include two supermarkets, a highly regarded butcher, fishmonger and artisan delicatessen, together with a sports centre, swimming pool and 9-hole golf course. Lochgilphead also offers primary and secondary schooling, as well as an excellent medical centre. A further primary school is located just 2 miles away at Kilmichael Glassary.

To the north, Oban lies approximately 33 miles from Kilbride and serves as the principal commercial centre for North Argyll and the Inner Hebrides. The town offers an extensive range of shops, supermarkets, restaurants, healthcare facilities and a mainline railway station, with regular services to Glasgow and overnight sleeper connections to London. To the south, the scenic Kintyre Peninsula is renowned for its unspoilt coastline, secluded bays and beautiful sandy beaches, as well as the celebrated Machrihanish Golf Club.

The estate is ideally situated for those who enjoy outdoor pursuits. Exceptional walking, cycling, sailing, kayaking, wild swimming, horse riding and golf are all available nearby. The scenic Crinan Canal, just 4 miles away, links the Firth of Clyde with the Sound of Jura and the Western Isles, providing a beautiful setting for boating and waterside recreation.

The attractive coastal village of Tayvallich, approximately 12 miles away, offers moorings, an excellent café and a popular waterside inn. From both Crinan and Tayvallich, boat trips provide access to some of Scotland's most famous natural attractions, including the Corryvreckan Whirlpool and the islands of Jura, Islay and Iona.







The surrounding waters are rich in wildlife, with regular sightings of dolphins, whales and basking sharks during the summer months. Nearby Knapdale Forest is also renowned as the home of Scotland's reintroduced beaver population.

In addition to the sporting opportunities available on the estate itself, the surrounding area offers excellent salmon fishing, stalking and shooting.

Glasgow Airport is approximately 86 miles away and is readily accessible via the A83.

Kilbride also lies close to Kilmartin Glen, one of Scotland's most significant prehistoric landscapes. The renowned Kilmartin Museum is only a ten-minute drive away and interprets over 6,000 years of human history. The surrounding area boasts the highest concentration of Neolithic and Bronze Age monuments in Europe, attracting visitors from across the world to explore this remarkable archaeological landscape.

KILBRIDE HOUSE

Kilbride House enjoys a wonderfully private setting with far-reaching views across the surrounding countryside. The traditional stone-built house has been comprehensively refurbished and sensitively extended to create a highly comfortable family home that successfully combines period charm with modern living.

The renovation programme has included extensive upgrading works, including rewiring, replumbing, reroofing and the installation of a modern LPG-fired central heating system. The house further benefits from double-glazed sash-and-case windows throughout.

The principal entrance opens into an impressive reception hall. To one side lies a generous front sitting room centred around a wood-burning stove, which in turn connects to a second family room, also with a wood-burning stove and attractive dual-aspect views over the surrounding grounds.



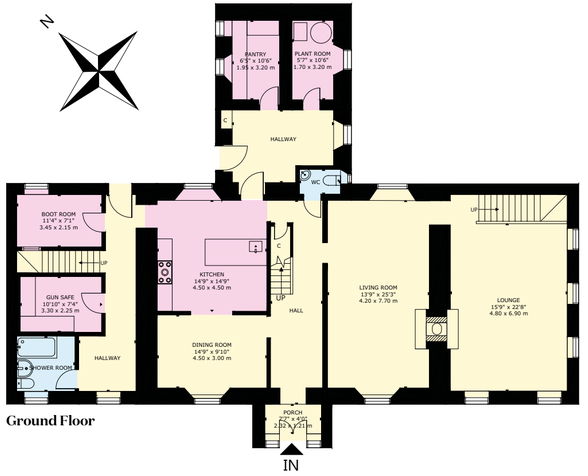




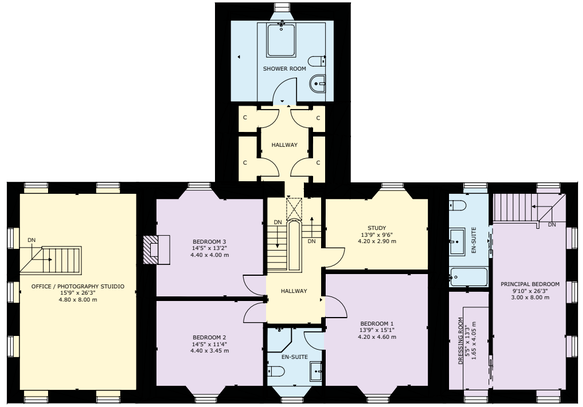


Kilbride Estate, Kilmichael Glassary, Lochgilphead, Argyll, PA31 8QE

Reception
Bedroom
Bathroom
Kitchen/Utility
Storage
Outside



Ground Floor



First Floor

Approximate Gross Internal Area
3886 SQ FT / 361 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.





Occupying the full width of the house and forming the heart of the home is the exceptional dining kitchen. Beautifully appointed with bespoke floor-to-ceiling cabinetry, granite worktops and a range of high-quality integrated appliances, the kitchen is further enhanced by a central island incorporating a Lacanche range cooker. The kitchen flows naturally through to an adjoining dining room, creating an excellent space for both everyday family life and entertaining. A door from the kitchen leads through to a practical utility room.

The remainder of the ground floor provides excellent ancillary accommodation, including a WC, plant room, store room, boot room, gun room and shower room.

The principal staircase rises to a spacious first-floor landing. The principal bedroom suite comprises a generous double bedroom and an en suite shower room. There are three further double bedrooms together with a well-appointed family bathroom.

A separate staircase from the family room leads to a self-contained guest suite, comprising a fifth double bedroom with en suite shower room and adjoining dressing room or home office, providing ideal accommodation for guests, older children or dependent relatives.

At the opposite end of the house, a further staircase rises to a large gymnasium, which could equally serve as a sixth bedroom, games room or additional studio space, subject to a purchaser's requirements.

Overall, Kilbride House offers an exceptional balance of character, comfort and practicality, with flexible accommodation ideally suited to modern family living.















GARDENS & OUTBUILDINGS

The house is surrounded by attractive formal gardens, with extensive lawns to the front and side interspersed with well-stocked planted borders, creating a delightful setting and outlook.

Adjacent to the house stands the former two-storey farmhouse, now a ruin, which may present an exciting residential development opportunity, subject to the necessary planning consents being obtained.

To the rear of the property is a useful range of traditional outbuildings. Part of one of the buildings has been sympathetically renovated by the current owner and benefits from underfloor heating, currently being utilised as kennels. Further buildings include a former cattle court and a useful four-bay general-purpose shed, providing excellent storage for machinery, equipment and general estate use.







LAND

The land holding at Kilbride extends to approximately 196.90 acres in total and comprises a highly attractive mix of pasture, rough grazing, woodland and amenity ground.

The estate includes approximately 112 acres of pasture and rough grazing, together with around 43 acres of mixed woodland, creating a diverse landscape that supports both agricultural and recreational use. Three paddocks provide useful grazing land and are well suited to the keeping of livestock.

A 4x4-accessible track winds through the estate's gently undulating terrain, leading to Add Loch, which extends to approximately 12.96 acres. Set within a particularly attractive and secluded setting, the loch is a notable feature of the property, enjoying wonderful elevated and far-reaching views across the surrounding countryside. The loch and its environs offer significant amenity value, enhancing the estate's natural beauty and providing an excellent habitat for local wildlife.

HISTORY

The Estate is also steeped in History. Nestled within the native woodland just above the main house and buildings, there lies the ruins of a 13th-century former chapel, and it is understood that ancient, historic cup and ring stone carvings can be found within the grounds.

SPORTING

For the sporting enthusiast, there are plenty of sporting opportunities on Kilbride including red deer stalking, trout fishing on the loch as well as rough shooting and wildfowling.









WILDLIFE

As well as the sporting on offer, the Glen surrounding Kilbride also a haven for wildlife. This includes red squirrels, otters, pine martens, deer, abundant birdlife with sightings of Scottish wild cat, eagles and osprey.





Chapel

GENERAL INFORMATION

Residential Schedule

Property	Occupancy	Services	Council Tax/ Rating	EPC Rating
Kilbride House	Owner Occupied	Gas (LPG) central heating, private (filtered) water supply and private drainage	E	...

Water Supply: The estate has its own private water supply with a filtration system installed within the house.

Directions: On approaching Lochgilphead from Inverary, don't turn up the main street but carry on to the roundabout, and take the turn right to Oban on the A816. Go past the garage and swimming pool, and after about 4.75 miles take the turning on the right signposted Rhudle. Continue up to the end of the road (about 1.3 miles) until reaching Kilbride.

What3Words: ///twee.pops.clipped

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

Entry: Entry is available by arrangement with the seller.

Sporting Rights: The sporting rights are in-hand.

Timber and Minerals: All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.

Household Contents: The fitted carpets and curtains in the main house are included in the sale. Additional items of furniture within the main house may be available by separate and additional negotiation.

Estate Machinery and Equipment: There is a selection of machinery and equipment which may be made available to a buyer at separate and additional price.

Health and Safety: Given the hazards of a rural property we ask you to be as vigilant as possible when making your inspections, for your own personal safety.

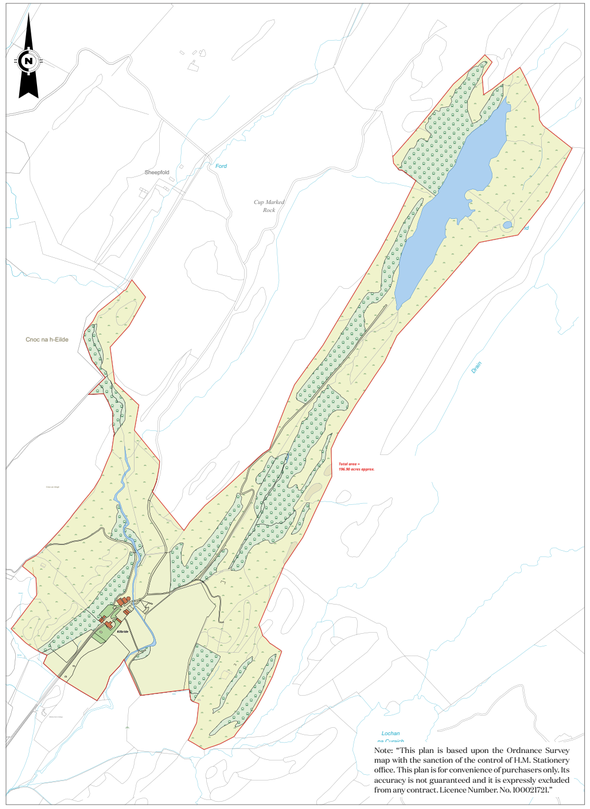
Viewing: Strictly by appointment with the Selling Agents Knight Frank (tel 0131 222 9600).

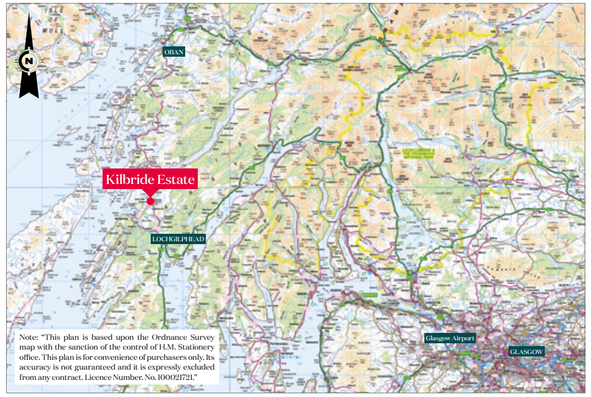
Offers: Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

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.

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.

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.





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Your partners in property

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.

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

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