

DAWSONS



**LUNGA MILL
CRAOBH HAVEN, LOCHGILPHEAD, PA31 8UU**

Situated In An Extremely Sought-After And Idyllic Location On The West Coast Of Scotland Offering An Unique And Exciting Restoration And Development Opportunity To Complete The Conversion And Extension Of This Historic Former Grain Mill Into A Fabulous Home

Set In Enchanting Garden Grounds With A Delightful Burn Running Through Together With A Further Area Of Wooded Ground All Extending To Just Under One Acre

Guide Price £410,000

Independent Estate Agents of Argyll and the West Highlands



The picturesque purpose-built coastal village of **Craobh Haven** was created around the marina in the 1980's and is renowned as a particularly well serviced haven for yachting enthusiasts (www.craobhmarina.co.uk). In addition to the marina there are riding stables and an excellent 'pop up' restaurant, a branch of Lucy's Cafe, which can be found in the nearby village of **Ardfern**, (designated one of the UK's 7 Quirkiest Seaside Villages in a Times Article) together with an extremely well stocked general store with post office, hotel with restaurant, further yachting marina, primary school and a thriving community hall which is the focal point for various activities and groups with many artists and creative residents in the area helping towards its success. A more comprehensive range of amenities can be found in the principal Argyll towns of Oban to the north and Lochgilphead to the south.

Lunga Mill is situated in an extremely sought-after and idyllic location on the fringe of the village of Craobh Haven, enjoying easy access to the shore and is within walking distance, along a track leading through the countryside, to the village of Ardfern. The former mill, was built around 1700 as the grain and sawmill serving Lunga Estate and now presents as a unique and existing restoration project to develop the property, which has planning permission for an extension, into a fabulous home, which has been designed to blend together the original features with modern day living perfectly. Works have already been started (planning permission reference number 22/01102/PP Argyll & Bute Council) and have all been sympathetically carried out, taking care not to in any way detract from the historic nature of the building and from the overall character and charm. At the heart of the building and of particular note, is a most impressive and large reception room with exposed stone walls and oak beams and with an oak staircase leading to the upper floor galleried landing with floor to ceiling glazing filling the rooms with natural light and leading on to a balcony where the views can be enjoyed over the countryside to the seascape beyond. The surrounding grounds, which extend to just under one acre, are truly magical and enchanting with the original wheel being a prominent feature, which all adds in abundance to the appeal of this magnificent project.

DETAILS OF EXISTING ACCOMMODATION

Vestibule: 2.76m x 1.85m, with external door to side, central heating radiator, concrete floor.

Kitchen: 7.30m x 3.50m, French doors to side, windows to rear, fitted with wall and floor units, granite work tops, induction hob with extractor hood over, oven, 1½ bowl Belfast sink, central heating radiator, concrete floor.

Utility/Cloak Room: 3.22m x 1.54m, window to side, fitted with wall and floor units, 1½ bowl stainless steel sink, wc, heated towel rail, vinyl flooring.

Store Room: 3.28m x 0.87m, concrete floor.

Reception Room: 11.05m x 5.48m, windows to side, fireplace, exposed stone walls and oak beams, concrete floor.

Conservatory: 3.90m x 2.28m, French doors to front, windows to front and sides, wood floor.





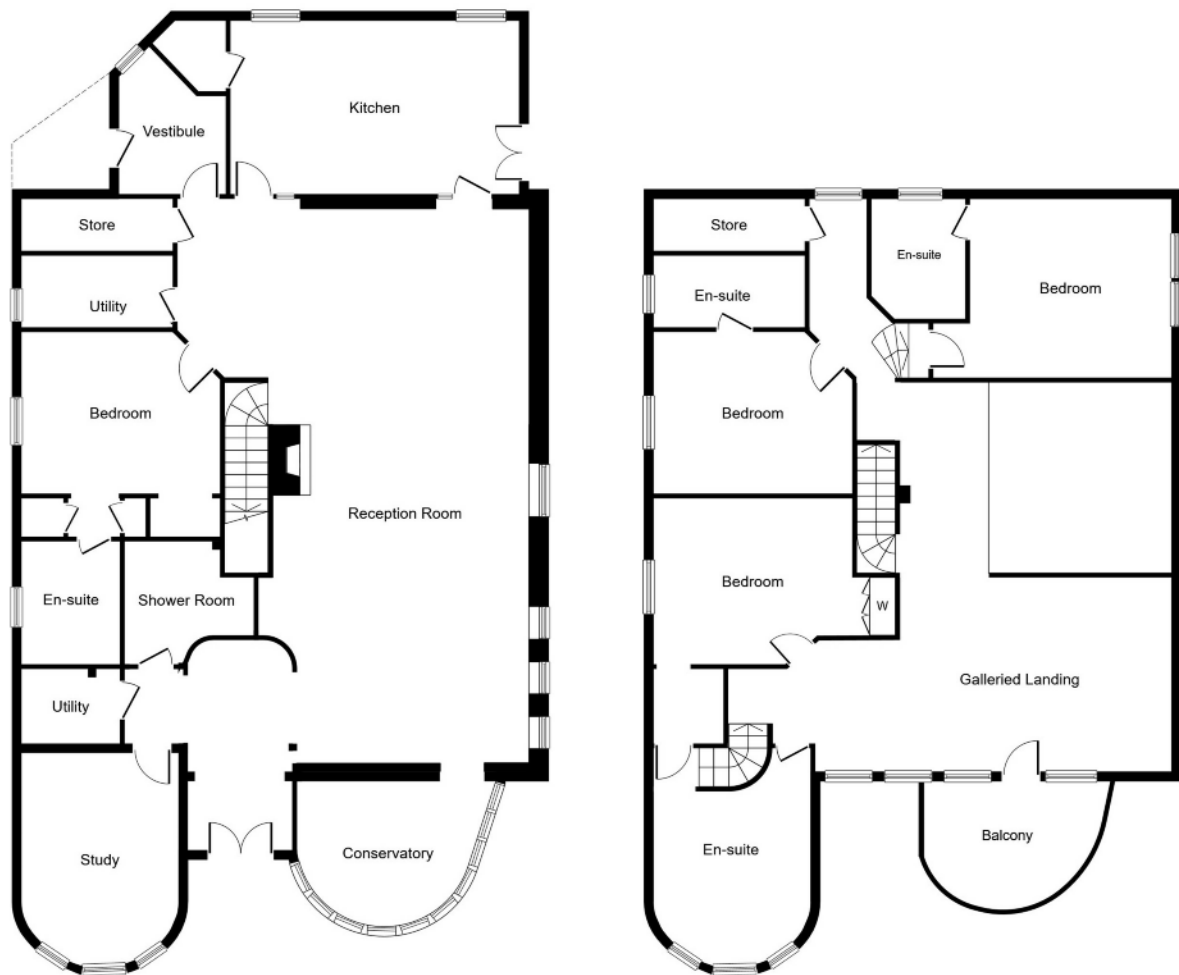
Galleried Landing: 4.00m x 3.35m, glazed door to **Balcony**, glazing to front, roof light windows, glazed balustrades, wood floor.

Bedroom: 3.95m x 3.35m, window to side, feature round window, central heating radiator, attic storage area, wood floor.

En-Suite: 2.35m x 2.17m, window to rear, shower base, wc, whb.

Store: 3.27m x 2.58m, housing hot water tank.

NOTE: The floorplan below shows the accommodation including the proposed extension.





GARDEN

Lunga Mill is set in enchanting garden grounds, made up of lots of interesting nooks and corners, pathways and steps with a delightful burn running through, together with areas of lawn interspersed with an interesting variety of established plants, bushes and trees all creating a magical feel to the surroundings. In addition there is an area of mature woodland situated across the access track, all extending to just under one acre.

Timber Garage, Summer House and **Shed**, all in need of refurbishment.

GENERAL INFORMATION

Services: Mains electricity. Shared private water supply and drainage. Both systems will require upgrading. Access to the property is over a track which the owners of Lunga Mill have a right of access over and a shared responsibility for maintenance.

Important Note: Whilst appliances, sanitary ware and heating systems have been mentioned, none of these are connected.

Council Tax Band: The property would require to be assessed for Council Tax banding purposes.

Home Report & Energy Performance Certificate: As the property is uninhabitable in its current condition there is no requirement for these.

Guide Price: Four Hundred & Ten Thousand Pounds (£410,000). Offers are invited and should be submitted to the Selling Agents.

Viewing: Strictly by prior appointment with the Selling Agents. **Entry:** By mutual agreement.

Money Laundering Regulations: Under Money Laundering Regulations we are required to carry out due diligence on purchasers.



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DAWSONS ESTATE AGENTS | Alliance House | 1 George Street | Oban | Argyll | PA34 5RX
T: 01631 563901 | E: info@dawsonsestateagents.co.uk | W: www.dawsonsestateagents.co.uk