



LINNHE HOUSE

Port Appin, Argyll & Bute



AN ATTRACTIVE COASTAL COUNTRY HOUSE WITH LOVELY GARDENS WITHIN THE SOUGHT-AFTER VILLAGE OF PORT APPIN WITH FAR REACHING COASTAL VIEWS

Summary of accommodation

Entrance porch | Sitting room (with bay window and open fire) | Dining room | WC | Butler's pantry/study | Morning room
Large drawing room with central wood burner | Dining kitchen with French doors outside

Landing | Principal bedroom with walk in wardrobe and en suite bathroom | Double bedroom with en suite shower room
Double bedroom with en suite shower room | Double bedroom with en suite shower room | Single bedroom with en suite shower room

Garage with workshop | Garden with formal lawns and planted borders

Outstanding coastal views towards over Loch Linnhe towards the Island of Shuna, Morvern peninsula and the Island of Lismore

Local amenities walking distance within the village

About 0.35 Acres in Total

Distances: Oban 20 miles, Glasgow 99 miles
(All distances are approximate)

SITUATION

Linnhe House sits within the attractive coastal village of Port Appin on the West Coast of Scotland, with outstanding far-reaching views across Loch Linnhe to the Island of Shuna, the Morvern Peninsula and the Island of Lismore.

The charming fishing village of Port Appin is situated where Loch Creran meets the sea. This peaceful coastal community offers a range of local amenities including a well-stocked community shop, post office, craft shop, doctor's surgery, primary school, a highly regarded seafood restaurant, and a welcoming hotel. Nearby, the iconic Castle Stalker—one of Scotland's most dramatic castles—sits on its own islet at the mouth of Loch Laich and is accessible only by boat. Overlooking Castle Stalker there is another well respected restaurant specialising in Highland beef.

Approximately 20 miles to the south is Oban, known as both the “Gateway to the Isles” and Scotland's seafood capital. Oban offers a wider selection of services including supermarkets, a Marks & Spencer food hall, restaurants, hospital, primary and secondary schooling, and the renowned Oban Distillery. The town's ferry terminal provides regular sailings to the Inner and Outer Hebrides, including Mull and Iona. For rail travel, Oban station offers direct services to Glasgow, and nearby Oban Airport (14 miles) provides flights to Coll, Colonsay, Tiree, and Islay. Glasgow International Airport (approximately 99 miles) offers connections to London and a wide range of UK and international destinations.

The countryside surrounding Linnhe House is among the most scenic in Scotland, offering endless opportunities for outdoor pursuits. Port Appin is well known for sea kayaking, sailing, paddleboarding, and sea fishing, and is home to the local Community Skiff rowing club. The area also provides superb hillwalking, mountaineering, and access to field sports, including stalking and shooting on nearby estates.



From the Port Appin jetty—just a ten-minute walk from the house—a passenger ferry, The Lady of Lismore, offers a short crossing to the Isle of Lismore, a tranquil island about 10 miles long and 1 mile wide.

Nature lovers will find much to admire, with the area supporting a wide variety of wildlife, including sea eagles, red deer, otters, dolphins, and red squirrels—a true haven for those seeking both beauty and biodiversity on Scotland's spectacular west coast.

LINNHE HOUSE

Linnhe House is set in the heart of Port Appin, one of Argyll's most picturesque villages. This substantial and impressive detached period house which is understood to date back to 1886 was purchased by the current owner in 2009. The property has been modernised throughout and regularly maintained to provide a very comfortable west coast family home. This includes an overhaul of the roof in 2025, the replacement of the kitchen in 2021, and the replacement of all windows and French doors in 2022/23. The house occupies an outstanding position at the heart of its gardens, enjoying superb coastal views across Loch Linnhe to the Morvern Peninsula and the Isle of Lismore.

The ground floor offers an impressive range of well proportioned reception spaces, ideal for both family life and entertaining. Two principal front facing rooms take full advantage of the coastal outlook: a sitting room with open fireplace and bay window, and a generous drawing room, arranged as a double reception room with a central wood burning stove. Additional living accommodation includes a formal dining room and a morning room, creating a warm and inviting atmosphere throughout.

At the heart of the home lies a beautifully appointed modern kitchen, complete with a central island, integrated appliances and an electric AGA. French doors open directly onto a patio and the rear garden, providing a seamless connection between indoor and outdoor living. The ground floor is further complemented by a study, utility room and WC.





The first floor provides five well appointed en suite bedroom suites, offering excellent flexibility for family use or guest accommodation. The principal suite is particularly impressive, with a walk in wardrobe, dual aspect views and an en suite bathroom. There are three further double bedroom suites, along with a single bedroom suite, all finished to a consistently high standard.

Linnhe House is a rare opportunity to acquire a refined period home in a prime coastal village, combining space, character and breathtaking views in one of Argyll's most desirable locations.

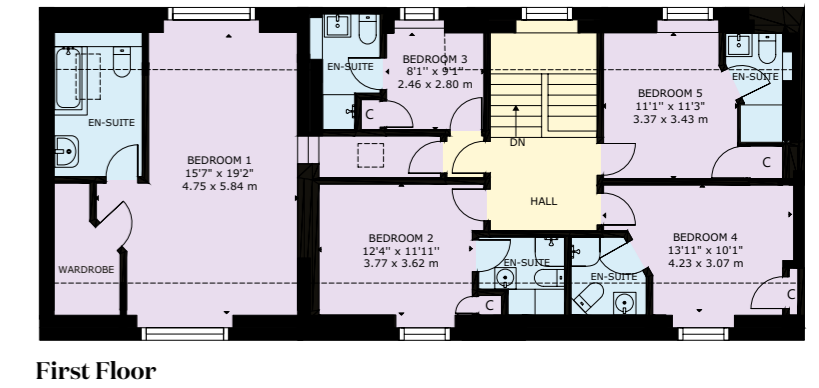
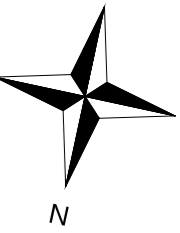




Linnhe House, Port Appin, Argyll & Bute, PA38 4DE

Approximate Gross Internal Area = 3,127 sq ft / 291 sq m
 Garage 573 sq ft / 53 sq m

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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.



GARDENS & OUTBUILDINGS

To the side of the property there is a large tandem double garage with a workshop area to the rear. There is power and water to this building and an outside tap. There is a useful large, covered wood store to the side of the garage.

To the rear of the property there is a summerhouse with decking area. At the back of the house, there is a generous private garden with lawn and low maintenance planted borders. To the front and side of the house there is a large, gravelled parking area. The grounds extend to about 0.35 acres.





GENERAL INFORMATION

Directions: From Connell Bridge, continue north on the A828 for approximately 12 miles until reaching Appin. On entering the village turn left signposted for Port Appin. On entering the village, continue past the Doctor's Surgery and Linnhe House is a short distance along on your lefthand side.

What3words: ///hardback.fortified.librarian

Solicitors: Thorntons Solicitors, Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD. Tel: 031 624 6806

Email: hfraser@thorntons-law.co.uk

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

Entry: Entry is available by arrangement with the seller.

Moveables: Fitted carpets, curtains, light fittings and mirrors are included in the sale. Additional items of furniture may be available by separate negotiation.

Residential Schedule

Property	Occupancy	Services	Council Tax	EPC Rating
Linnhe House	Vacant	Mains electricity, oil-fired central heating, mains water and private drainage.	G	D

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

Rights of Access and Title Conditions: The property is sold with the benefit of and subject to all existing rights and burdens contained within the Title Deeds.



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.

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 out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

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.

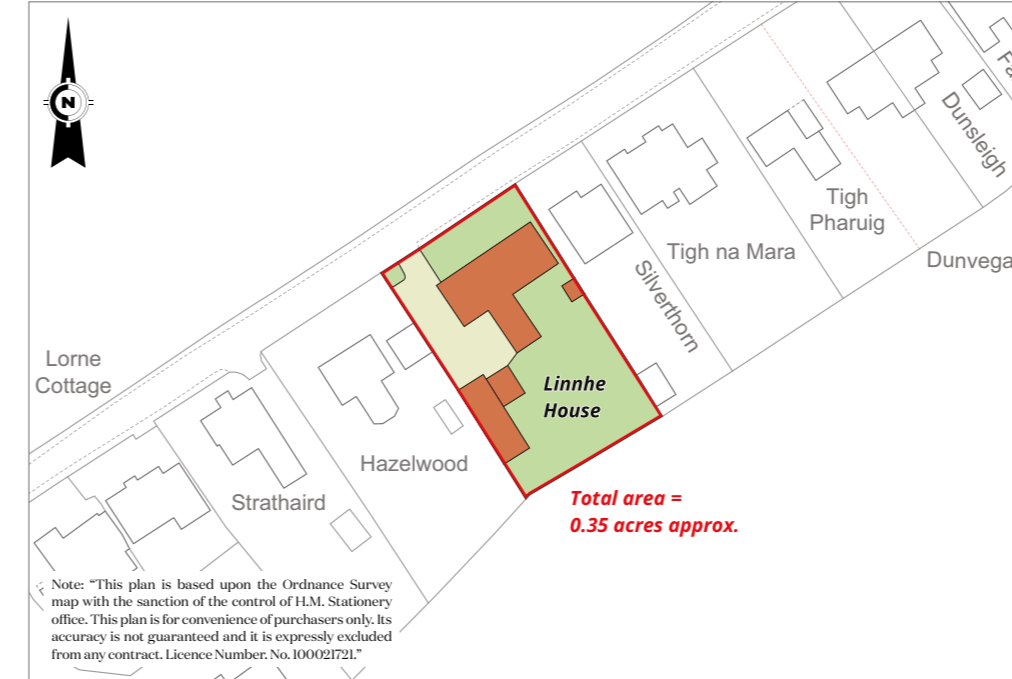
Conditions of Sale

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.



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Your partners in property

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