



Homeston Farm, Campbeltown, Argyll PA28 6RL

www.robbresidential.com







Homeston Farm

Campbeltown, Argyll PA28 6RL

Southend Village 7.9 mile, Campbeltown 6.1 miles, Campbeltown Airport 9.8 miles, Glasgow Airport 137.5 miles, Glasgow City 146.5 miles

A well-presented former farmhouse, annexe, outbuildings, and land offering excellent hobby farming, lifestyle or business from home opportunity.

Homeston Farm

Ground Floor:

Outer front door to entrance vestibule, entrance hallway, formal sitting room, formal dining room open plan to sunroom. Under stair stores, family shower room, kitchen open plan to breakfasting dining area.

First Floor:

Staircase to first floor landing, bedroom 1 with en suite shower room, bedroom 2, family bathroom, linen cupboard, bedroom 3 with en suite shower room, bedroom 4, bedroom 5 (principal) with en suite shower room.

Attic Room:

Carpeted staircase to attic room.

The Annexe

Ground Floor:

Sitting cum dining room with warming log burning stove, kitchen, shower room.

First Floor:

Via staircase to first floor, (adjoining door to main house at half landing), bedroom 1 & 2.

Outbuildings:

- Steel portal frame, block wall and corrugated sheet roof general purpose building, sliding door, concrete floor.
- 3 bay steel portal frame open fronted shed, part stone and part box profile steel walls and roof, concrete floor.
- 5 bay steel portal frame open fronted shed with corrugated sheet roof, stone and slatted timber walls, 6 galvanised steel loose boxes, concrete floor, light power and water supply, steel swing gate with field access. Attached lean-to general-purpose store with 4 historic loose horse boxes, cobbled floor, tack room.

Gardens & Land:

The immediate gardens at Homeston Farm are laid to gravel at the front which offers ample vehicular hard standing, turning and parking, a cobbled area also lies at the front which is ideal for alfresco sitting and dining. The rear gardens are to lawn with a drying green and are low maintenance by design and bounded by timber post and rail fencing. Homeston Farm is set in about 10 acres.

Situation

Homeston Farm is situated in a location of great natural scenic beauty about 7.9 miles from the hamlet of Southend and the sandy beaches that form the southernmost tip of the Mull of Kintyre.

Campbeltown (6.1 miles) is the main shopping town in the area and provides a range of facilities including supermarkets, garages, the award winning 'Aqualibrium' leisure centre, a library, hospital and a cinema. The hospital has an air-ambulance service to the Queen Elizabeth hospital in Glasgow for emergencies.

There are primary schools at Campbeltown Castlehill, Dalintober and a Rural school on Drumlemble Road, all about equal distances apart and secondary education at Campbeltown Grammar.

Campbeltown is popular with tourists and also has a variety of hotels and restaurants. The town holds an annual regatta, a week-long music festival and the Mull of Kintyre half marathon. In addition, there are local whisky and gin Festivals.

Southend is on the southernmost tip of the 'Mull' of Kintyre and its beautiful white sand beaches are washed by the Gulf Stream which provides the peninsular with a temperate climate. The steep rocky cliffs and moorland of the Mull of Kintyre are inhabited by all kinds of wildlife.

Southend has a church, doctor's surgery, hotel, post office, and tearoom.

The coastal village of Tarbert is 47 miles away where there are a number of friendly harbour pubs and restaurants. Tarbert is renowned for hosting the annual Scottish Series Yachting Event, and for its seafood and folk festivals.

Tarbert also has a ferry link to Portavadie which gives access to an alternative route to Glasgow. The nearby Campbeltown airport (9.8 miles) offers a twice daily return flight to Glasgow International Airport.

Machrihanish is famous for golf. The links course of Machrihanish is of international acclaim and attracts many visitors. There has also recently opened a new 18-hole golf course called the Machrihanish Dunes Golf Club.

Southend has a challenging 18-hole course (Dunaverty Golf Course) and there are nine-hole courses in Carradale and on the island of Gigha. The beach of Machrihanish Bay is well known for windsurfing and surf canoeing.



World class sailing is available with access to either Loch Fyne at Tarbert or the west coast and the Inner Hebrides from West Loch Tarbert. The Crinan Canal also connects Loch Fyne at Ardrishaig with Loch Crinan and on to the island of Mull and the Hebrides. The Kennacraig ferry connects the mainland with Islay, Jura and Colonsay. There is an active Sailing Club in Campbeltown as well as kayak, SUP and Diving Clubs all operating out of Campbeltown.

Productive sea fishing from shore and boat is available locally and there are trout and salmon opportunities by permit in other surrounding rivers and hill lochs.

The countryside is a delight in which to walk, cycle or horse ride, and there is no shortage of scenic routes and places of archaeological and historical interest to visit.

The islands of Davaar and Gigha are nearby and are steeped in history, with stunning scenery and landscapes and attract an abundance of wildlife.

A walkway called the Kintyre Way was completed in 2006 and stretches from Tarbert at the north end of the peninsula, to Southend in the south and criss-crosses the peninsula, connecting communities and landscape, people and produce. The Kintyre Way is 89 miles long in total and with four to seven day's worth of walking. There is serious hiking and gentle rambles, all of which bring home the beautiful reality that is Kintyre.

Homeston Farm

Homeston Farm is a collection of residential property, flexible outbuildings and land. The assets at Homeston Farm represent an excellent and established principal private residency and is also perfectly located as a second or holiday home, or as an income producing investment property. The main house, buildings and land lend themselves suitable for those with equine interests, small scale rare breed rearing or hobby farming. In addition, opportunities may exist, (with the appropriate permissions and consents) to re-establish an income producing livery enterprise.

Homeston Farm is a substantial farmhouse which sits within circa 10 acres of land which is laid to a combination of immediate garden grounds, a concrete courtyard and grazing fields. Homeston Farmhouse has been extended and well maintained over the years and is of white painted render with smooth render relief with contrasting black painted detailing at window mullions. The accommodation is light and bright and laid out over two easily managed levels and is under a slated roof.





Homeston Farm

Ground Floor

Outer front door to entrance vestibule, twin leaf glass doors to welcoming entrance hallway, formal sitting room with electric fire, hardwood flooring, exposed Edinburgh press shelving, window to front gardens and landscape window to rear. Formal dining room with gas imitation stove, open plan to sunroom with windows and twin leaf doors to gardens. Under stair store cupboard, family shower room with walk in shower enclosure, integrated contemporary kitchen with Stanley Range which operates the heating, open plan to breakfasting dining area, doors to gardens.

First Floor

Via carpeted staircase to first floor landing, bedroom 1 with window to front gardens, wash hand basin, en suite shower room. Bedroom 2 with wash hand basin, window overlooking rear gardens, family bathroom with window to rear, linen cupboard, bedroom 3 with window to rear, imitation stove, en suite shower room with window to rear, bedroom 4 with window to front, bedroom 5 (principal) with window to front gardens, en suite shower room with window to rear gardens.

Attic Room

Via carpeted staircase to attic room, velux windows.



Annexe

Attached to Homeston Farmhouse is an annexe which requires a degree of modernisation throughout. The accommodation is laid across two easily managed light and bright levels and comprises, sitting cum dining room with warming log burning stove, kitchen, shower room.

First Floor

Via staircase to first floor, (adjoining door to main house at half landing), bedroom 1 & 2.

Gardens

The immediate gardens at Homeston Farm are laid to gravel at the front which offers ample vehicular hard standing, turning and parking, a cobbled area also lies at the front which is ideal for alfresco sitting and dining. The rear gardens are to lawn with a drying green and are low maintenance by design and bounded by timber post and rail fencing.

Services

Mains water supply, drainage is by private septic tank, oil fired central heating, double glazed.

Note: The services have not been checked by the selling agents.

Outbuildings

- Steel portal frame, block wall and corrugated sheet roof general purpose building (currently storing vintage vehicles) sliding door, concrete floor.
- 3 bay steel portal frame open fronted shed, part stone and part box profile steel walls and roof, concrete floor.
- 5 bay steel portal frame open fronted shed with corrugated sheet roof, stone and slatted timber walls, 7 galvanised steel loose boxes, concrete floor, light power and water supply, steel swing gate with field access.
- Attached lean-to general-purpose store with 4 historic loose horse boxes, cobbled floor, tack room.

Land

The land at Homeston Farm lies largely due East of the property with the entire land holding (including the access road, gardens and miscellaneous) extending to a total of circa 10 acres. Homeston Farm is a registered farm with a farm code (68/152/0056), and the land is predominantly to permanent pasture and grazing land all of which is bounded by a combination of post and wire fencing and stone dykes.

Highlighted in red within our land plan.



IMPORTANT NOTE

A separate lot (The Lodge and Land) can be made available strictly by separate negotiation.

The Lodge and Land

Due southeast of Homeston Farm there is an area of land directly across the farm track which is predominantly to permanent pasture and grazing land with a round horse pen and field shelter on a concrete pad all of which is bounded by post and wire fencing. A very pretty burn known as 'Homeston Burn' wends its way through Achnabraad Glen past Homeston Farm and down through the land.

Located beside Homeston Burn there is a detached Lodge which has been used by the current owners as an income producing holiday letting home.

The lodge is completed in a composite timber effect cladding under a tiled roof and comprises 2 bedrooms, open plan sitting, dining and kitchen, family bathroom with overhead shower. A timber decking is located to the front of the lodge and offers an excellent space for alfresco sitting, dining and entertaining guests.

Lapsed Planning Permission

It is understood that there is lapsed planning permission for the erection of a dwelling house, installation of septic tank and formation of vehicular access within the land.

Planning reference number: 19/00824/PP.

The lodge and land comes with about 10 acres in all, highlighted in blue within our land plan.



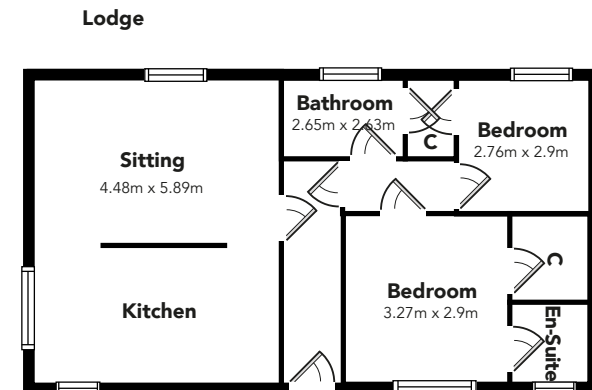
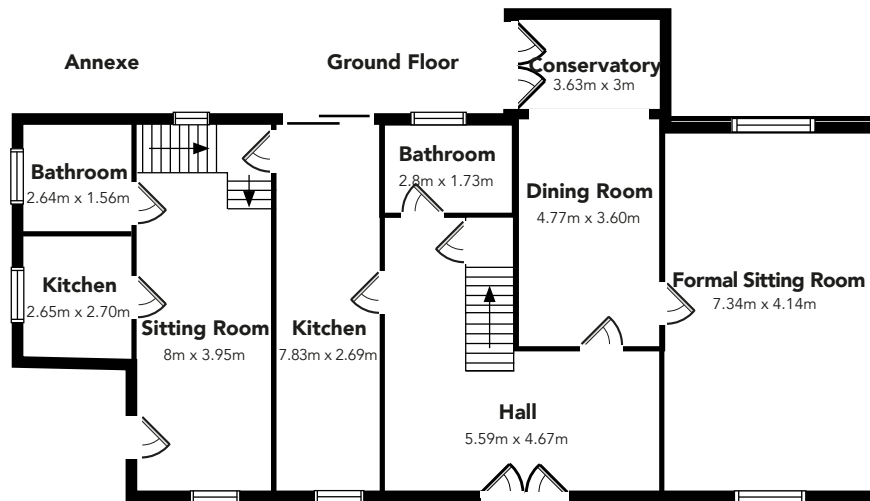
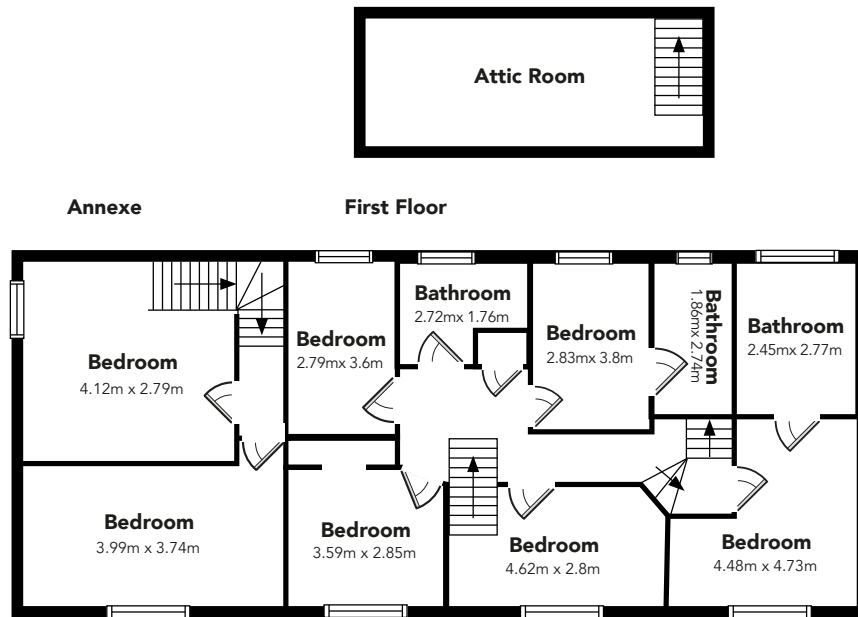
Annexe



Lodge



Floorplan and Site Location



All measurements, walls, doors, windows, fittings and appliances, their size and location, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Local Authorities

Argyll & Bute Council

Tel: 01546 602127.

Council Tax

Homeston Farm is in council tax band E and the amount payable for 2025/26 is £2,475.59 including mains water and excluding sewage.

EPC Rating

F

Services

The lodge is serviced by LPG heating, mains water supply and drainage is by private septic tank.

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG. A closing date for offers may be fixed and

prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date. The seller reserves the right to conclude a bargain for the sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer.

Entry & Possession

The date of entry will be by mutual agreement between the purchaser and the seller.

Fixtures & Fittings

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture may be available to a purchaser in addition, by separate negotiation.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.



Travel Directions

From Glasgow city centre travel in a westerly direction on the M8 motorway. Leave the motorway at J30 following signs for Erskine Bridge. Proceed over bridge turning left onto the A82. Remain on the A82 for 25 miles going up Loch Lomond side. Bear left at Tarbet on to the A83. Remain on the A83 for 61 miles passing through Inveraray, Furnace, Minard, Lochgilphead and Airdrishaig before arriving in Tarbert.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.
2. The subjects will be sold subject to all rights of way, rights of

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.

4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended

to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs and particulars taken February 2026.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

ROBB
RESIDENTIAL

The Beacon
176 St Vincent Street
Glasgow
G2 5SG

sales@robbresidential.com

Tel: 0141 225 3880