



South Craleckan, Furnace, Inveraray, Argyll & Bute

www.robbresidential.com







South Craleckan

Furnace, Inveraray, Argyll & Bute, PA32 8XN

Inveraray 8 miles, Lochgilphead 16.8 miles, Oban 45 miles,
Glasgow Airport 62 miles, Glasgow 71 miles

With panoramic and dramatic southerly aspects down Loch Fyne an elevated house in typical Scottish west highland style



Ground Floor:

Reception hallway, sitting room, ground floor bedroom 1 or study/home office, kitchen, boot room, utility room, work room/tool store, front hallway, conservatory, dining room, shower room and wc.

First Floor:

Upper hallway, bedroom 2, first floor bathroom, bedroom 3 (single), bedroom 4.

Gardens:

Forest track to front apron of red chips and block paving with vehicle turning and hard standing. Dry stone retaining wall, supporting country lawn, an ancient ash tree, holly trees, species rhododendrons, azelias, a Pieris and restored pond. Block paved and concrete terrace at the front of the house. At rear of the house a further dry-stone wall with raised rear lawn with drying green potting shed and green house.

About 0.66 acres

Situation

South Craleckan is in an elevated setting in a situation of great natural scenic beauty just above the small coastal hamlet of Furnace in the west of Scotland in Argyll & Bute.

The house is at the end of a near half mile of forest track and from its raised setting it benefits from some of the finest southerly aspects down the waterscape of Loch Fyne.

Furnace is located on the A83 which connects Inveraray and Lochgilphead. It has a shop/post office and active village life making full use of the Village Hall. Inveraray (8 miles to the north-east) and Lochgilphead (16.8 miles to the south-west) provide an excellent range of further local amenities, shops and professional services. The district is well served by both primary and secondary education with FE/HE College learning campus and centre in Lochgilphead

Glasgow, about 71 miles away, offers a full range of higher and further education services, as well as all the cultural and professional services normally connected with a major city. The A83 and A82 offer swift access to central Scotland with the closest rail link at Arrochar (34 miles) providing access to the main west coast line to Glasgow. The village is also served by a bus service offering daily direct connections to Glasgow and to Campbeltown on the Mull of Kintyre; and daily to Oban via Inveraray or Lochgilphead.

The locality of Loch Fyne-side offers much in the way of outdoor pursuits including cross-country cycle routes, hill walks and challenging climbs; Brainport Heritage Trail and Solar Alignment just a short walk along the shores of Loch Fyne towards Minard Castle; the famous Crarae National Trust Gardens; events and entertainment in Minard and Furnace village halls; a cross-country drive to Loch Awe; and the 8km Leacainn Walk along the river past Auchindrain Museum and back to Furnace.

The area is very well supplied with golf courses. The nearest are the 9-hole course at Inveraray and full courses at Lochgilphead, Oban and, an hour and a half away, near Campbeltown on the Mull of Kintyre, two major courses: the Old Tom Morris designed Machrihanish course and the Machrihanish Dunes course, an ecologically sensitive challenge and the first ever to be built on a Site of Special Scientific Interest.'

Mid-Argyll presents some of the most dramatic seascapes and landscapes on the West Coast of Scotland. Sea, river and loch fishing is easily available, as are a number of organised private and commercial low ground shoots as well as deer-stalking. There are excellent opportunities for boating/yachting on Loch Fyne, leading not only to the Clyde estuary but also to the Crinan Canal across the Mull of Kintyre to the Hebrides and the Atlantic. The Lochgair and Minard Moorings Group offer mooring opportunities for prospective boat owners.



Description

South Craleckan is a detached property which can be described as being in typical west highland style. The house at one time will have been a small farmhouse with attached livestock steadings, now converted to provide first class principal or indeed second holiday home or income producing self-catering holiday letting property. The house is finished in white painted rendered stone harled finish under a slated roof, dormer windows are slated and finished in wood preserved weatherboarding. Internally the house is presented in fine order with accommodation laid out over two easily managed levels. The front facing rooms all benefit from the above mentioned spectacular and often dramatic views south to Loch Fyne with its high sided mountains and glens.



Ground Floor

Outer door to reception hallway, main sitting room, ground floor bedroom 1 or study/home office, kitchen with space for informal dining and or breakfasting table and chairs, boot room, utility room, work room/tool store, front hallway, conservatory, dining room, shower room and wc.

First Floor

By open plan open tread staircase to upper hallway, bedroom 2 with wardrobes and access to good long-term stores, first floor bathroom, bedroom 3 (single) with velux window, bedroom 4, a double guest bedroom.

Gardens

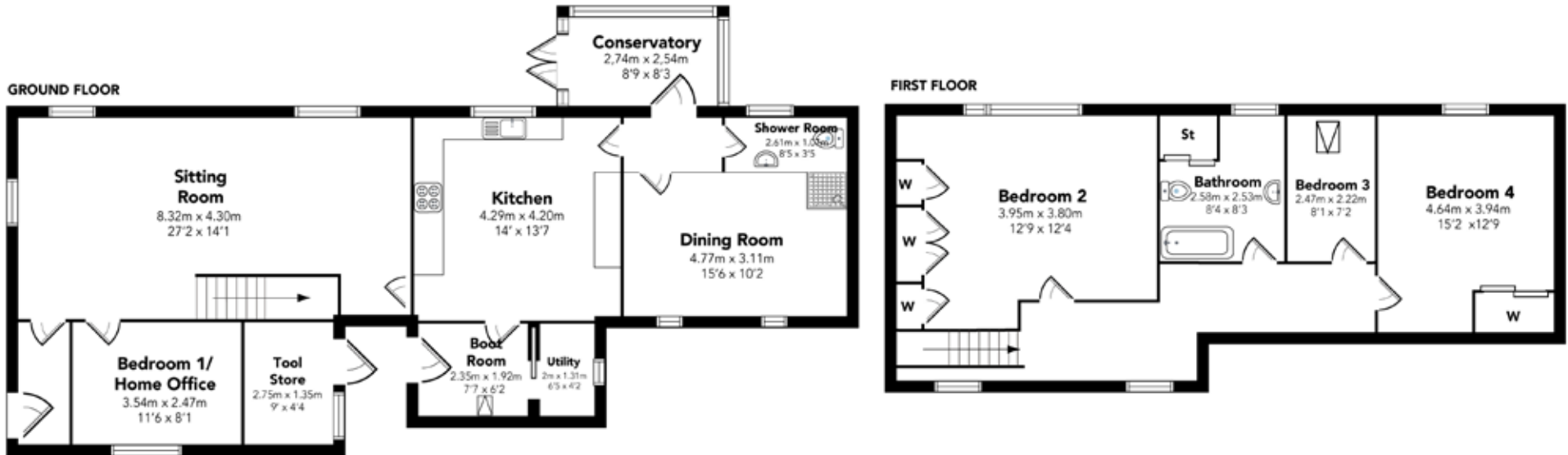
Forest track to front apron of red chips and block paving with vehicle turning and hard standing. Dry stone retaining wall, supporting country lawn, with an ancient ash tree, holly trees, species rhododendrons, azelias, a Pieris and restored pond. Over 20 different species of birds are to be seen in or around the garden. Pine marten, red squirrel and badgers are frequently seen. A large well ventilated wood store has been added to the western side of the house with power installed to enable the operation of treatment of timber for seasoning and storage. At rear a further dry-stone wall with raised rear lawn lawn with drying green, potting shed and 12' x 8' green house.





Floorplan and Site Location

South Cralecan



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
Kilmory
Lochgilphead
PA31 8RT
Tel: 01546 602 127.

Services

Private water supply, drainage by private septic tank, oil fired central heating supported by warming log burner, double glazing.

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

Council Tax

South Craleckan is in Band E and the amount of council tax payable for 2025/2026 is £2135.91 excluding mains water and excluding drainage.

Viewing

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

Possession

Vacant possession will be given on completion.

Fixtures and fittings

All items normally known as tenant's fixtures. Certain items, including furniture may be available to a purchaser in addition, by separate negotiation.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, The Beacon, 176 St. Vincent Street, Glasgow, G2 6SG. 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 that may be fixed.



Travel Directions

From Glasgow, proceed west on the M8 to Junction 30 and the Erskine Bridge. Turn left off the bridge onto the A82 and continue for about 25 miles to Tarbet. Then go straight on (becomes A83) signposted for Lochgilphead, for a further 24 miles around Loch Long and the end of Loch Fyne to Inveraray. Continue on the A83, to reach Furnace. In Furnace, On approaching Furnace, turn left following signs Furnace. Continue past the post office and the monument to reach the stone bridge. Continue over the bridge then turn immediate left and continue on the road onto the forest track. Proceed up the forest track for about 0.5 miles to find South Craleckan at the end of the track.

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.

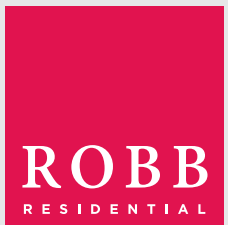
IMPORTANT NOTICE

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 July 2025.

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.



The Beacon
176 St Vincent Street
Glasgow
G2 5SG
sales@robbresidential.com
Tel: 0141 225 3880