

MILLSIDE

Cladich, Dalmally, Argyll



A REFURBISHED PICTURESQUE COTTAGE WITH FOUR ACRES OF GROUNDS INCLUDING LOCH FRONTAGE ONTO LOCH AWE.

Summary of accommodation

Entrance porch | Sitting room (with wood burning stove) | Dining kitchen | Utility room | Shower room

Two double bedrooms

Front and rear enclosed gardens

Land including 2 acres grazing and 2.89 acres rough grazing and amenity woodland

115 metres of loch frontage to Loch Awe | Right to launch a boat | Fishing rights

For sale as a whole

About 4.89 Acres

Distances: Dalmally 5.5 miles, Inveraray 11 miles, Oban 27 miles, Glasgow Airport 65 miles
(All distances are approximate)

SITUATION

Millside is a charming, refurbished period cottage with extensive grounds and loch frontage to Loch Awe. The property sits in a private position just north of the village of Cladich and only 28 miles from Oban. Cladich is a small, peaceful settlement on the shores on Loch Awe. It is perfectly situated for fishing and exploring the wonderful wildlife of Argyll.

The village of Dalmally is only a 10-minute drive away and has a range of local services, including a small village shop, a pharmacy, a primary school, a hotel, a modern health centre, and a train station with direct services to Glasgow. The village of Lochawe is 6.5 miles away and has a post office and renowned Ben Cruachan Inn.

More extensive services can be found in the town of Inveraray (11 miles), situated on the shores of Loch Fyne. It boasts great restaurants, art galleries, pubs, artisan shops, a fish and chip shop, and a supermarket. However, its most well-known attraction is Inveraray Castle – the seat of Dukes of Argyll for centuries and now open to the public, with an award-winning exhibition and restaurant.

Oban, the principal centre for North Argyll is only 27 miles to the northwest, accessed from the property by a scenic drive around the top of Loch Awe. A direct bus runs from Cladich to Oban three times a day.

Oban, also known as the 'Gateway to the Isles', and the seafood capital of Scotland, has a more extensive range of services including supermarket, restaurants, primary and secondary schooling, and a hospital. The ferry ports have regular services to the Inner Hebridean islands including Mull, Iona and the Treshnish Isles. For the whisky enthusiasts, there is Oban distillery.

The local area is a fantastic base for exploring the West Coast of Scotland with a great variety of outdoor activities available. Loch Awe is one of Scotland's most famous lochs; stretching to over 40 km, it is a haven for bird watchers, anglers, kayaking, canoeing, artists, and nature lovers.





It is renowned for trout and pike fishing. Mountain biking, hillwalking, climbing, mountaineering, sailing, golfing, diving, shooting, and deerstalking are all available nearby. For hillwalkers, the Munro, Ben Cruachan, is close by. There is also an opportunity for skiing at the Nevis Range near Fort William, and at Glencoe. The wonderful oak woodlands of the Glen Nant National Nature Reserve are situated just north of Cladich across Loch Awe. Oban airport is 23 miles away with daily flights to Coll, Colonsay, Tiree and Islay. Glasgow Airport (65 miles) provides regular flights to London and a range of national and international destinations.

THE PROPERTY

Millside Cottage is understood to date back to 1880 and is a traditional stone built Victorian cottage. In 1906, the property was in fact the telephone exchange for the area and adopted many guises before becoming a holiday cottage in the 1970s. The cottage has undergone a significant refurbishment in recent years, including the installation of an oil-fired central heating system, a new kitchen and shower room, and new walls and insulation in 2021. Most recently the current owners have redecorated throughout adding new carpets and fitted blinds/curtains. The porch has been reclad and a log store constructed. The garden has been extensively cleared to open up the view out to the loch, with a new accessible gate to the lochside, wide enough for small boat access. A new septic tank has been installed as well as the complete renewal of the water pipe from source. New header tanks and a fully upgraded treatment system for the water supply have been installed which is uprated for a larger dwelling should this be required.

The principal rooms face towards the Loch with views through a clearing – across the adjoining owned land – over Loch Awe. Benefitting from oil-fired central heating, the accommodation is over two storeys as follows:

Ground floor: entrance porch, sitting room (with wood burning stove), dining kitchen, shower room and utility room.

First floor: two double bedrooms.















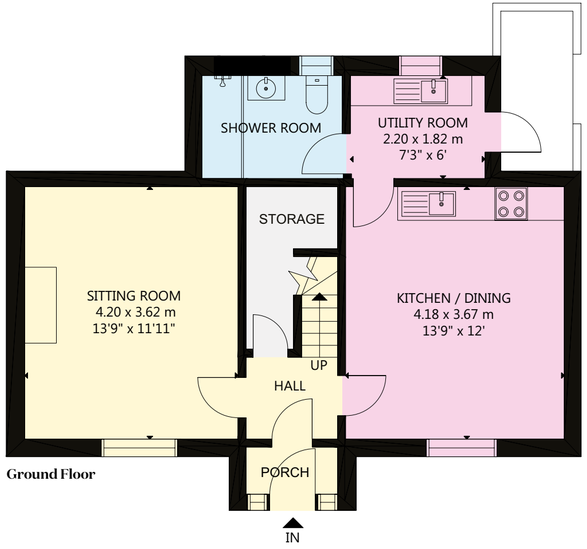




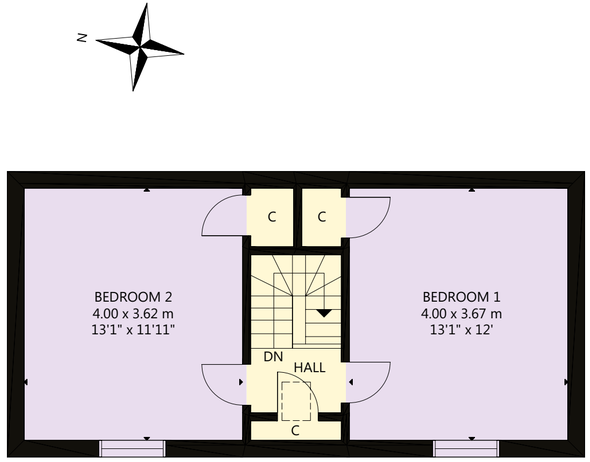
Millside, Cladich, Dalmally, Argyll, PA33 1BQ

Approximate Gross Internal Area
916 SQ FT / 85 SQ M

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



Ground Floor



First Floor

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 AND GROUNDS

Millside sits within lovely private grounds. There is an enclosed area of garden to both the front and rear. Beyond there is a large area of grazing situated either side of the entrance drive which extends to about 2 acres. With livestock fencing, it could be used to create a couple of paddocks. The land is bordered to the north by an attractive burn and to the south by some mixed mature woodland.

On the other side of the main road, there is an additional area of rough grazing and amenity woodland which extends to about 2.89 acres. There is also 115 metres of frontage to Loch Awe. With riparian rights, the owner can launch a boat and Loch Awe offers great trout and pike fishing (subject to obtaining a fishing license).











GENERAL INFORMATION

Residential Schedule

Property	Occupancy	Services	Council Tax	EPC Rating
Millside	Vacant	Oil-fired central heating, private (filtered) water supply and private drainage.	£1,783.33	E

Services: The current owners have installed a new registered septic tank within the grounds and the private water supply has been upgraded.

Directions: From Glasgow, head north and follow the A82 up past Loch Lomond. At Tarbet turn left onto the A83. Continue along the A83 and on reaching Inveraray, turn right onto the A819. Continue on this road for 11 miles, bypassing the two turnings to Cladich and staying on the A819. Approximately 1 mile past the second Cladich turn off, Millside can be found set back from the road on the right-hand side.

Alternatively, from Edinburgh/Stirling, head west along the A82 and at Tyndrum, turn left onto the A85 towards Dalmally. Continue on the A85 and proceed beyond Dalmally, turning left onto the A819 towards Inveraray. Continue for about 4 miles and Millside is on your left, set back from the road 50 metres after a stone bridge.

What3words: ///replying.remotes.finishes

Solicitors: Turcan Connell Solicitors, Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9EE. Tel: 0131 228 8111
Email: alistair.rushworth@turcanconnell.com

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

Entry: Entry is available by arrangement with the seller.

Household Contents: Fitted carpets and are included in the sale.

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

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

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.

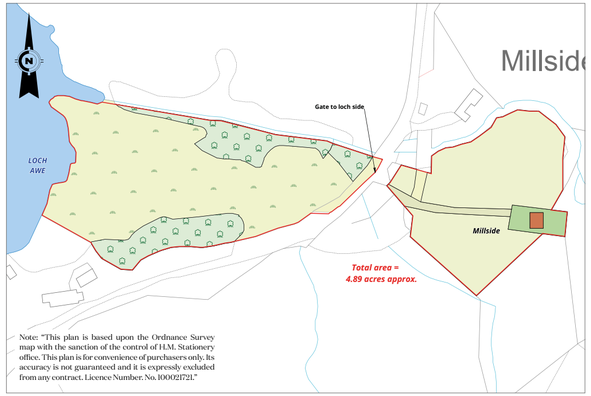
Overseas Purchaser(s): Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

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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