



AUCHOISH, ACHNABRECK LOCHGILPHEAD, PA31 8LQ

OFFERS OVER £950,000

Set amidst approximately 22.5 acres of private Argyll countryside, Auchoish is an extraordinary award-winning rural residence that combines internationally recognised architecture with exceptional sustainability, complete privacy and remarkable versatility. The Auchoish farm house was built in 1820 with the steading buildings being added over the following few years. The steadings were comprehensively refurbished in 2008. Located just ten minutes from the amenities of Lochgilphead, this unique country property offers a rare opportunity to acquire one of Scotland's most celebrated residential conversions.

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- Historic 1820 farmhouse, refurbished in 2008
- Award-winning architecture
- 6 elegant reception rooms, 8 spacious bedrooms, 5 modern bathrooms
- Set on 22.5 acres
- Spectacular countryside views
- Adaptable layout for dual living
- Eco-friendly with wind turbine
- Ground-source heat pump system
- Stone shed with studio potential
- 10 mins to Lochgilphead amenities.
- Easy access to Glasgow via bus services

Originally a collection of traditional stone farm buildings, Auchoish was transformed by the acclaimed Studio KAP Architects into a contemporary rural home of outstanding quality and architectural significance. The project received widespread recognition throughout the architectural community, winning the prestigious Saltire Housing Design Award and earning further accolades including a Glasgow Institute of Architects Residential Award and a shortlist place for the RIAS Andy Doolan Prize, one of Scotland's highest architectural honours.

The success of the design lies in its remarkable sensitivity to its surroundings. Rather than imposing itself upon the landscape, the property emerges naturally from it, preserving the character and integrity of the original steading while introducing modern living spaces that are both elegant and practical. Traditional stone walls, reclaimed slate roofing and carefully selected contemporary materials combine to create a home that feels simultaneously timeless and innovative.

Internally, the accommodation has been thoughtfully arranged to create a series of beautifully proportioned spaces that flow effortlessly from one to another. Large areas of glazing frame spectacular views across the surrounding countryside, drawing natural light deep into the home throughout the day, while more intimate rooms provide warmth, comfort and shelter during the changing seasons. The result is a house that responds perfectly to both its dramatic setting and the realities of rural Scottish living.

One of the property's most attractive features is its highly adaptable layout. In effect, Auchoish functions as two homes within a single cohesive residence. The accommodation can be configured to provide independent living areas while remaining connected, creating exceptional flexibility for a variety of lifestyles. This arrangement makes the property ideally suited to multi-generational living, allowing family members to enjoy privacy and independence while remaining close at hand. Equally, the layout offers potential for guest accommodation, long-term visitors, home-working arrangements or income-generating opportunities, subject to any necessary consents.

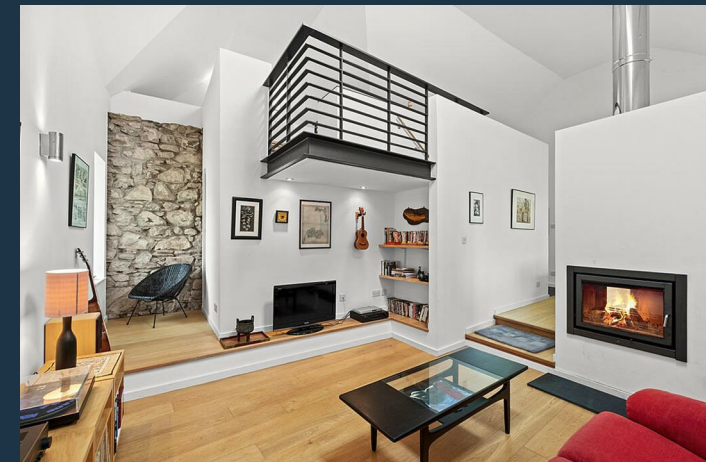




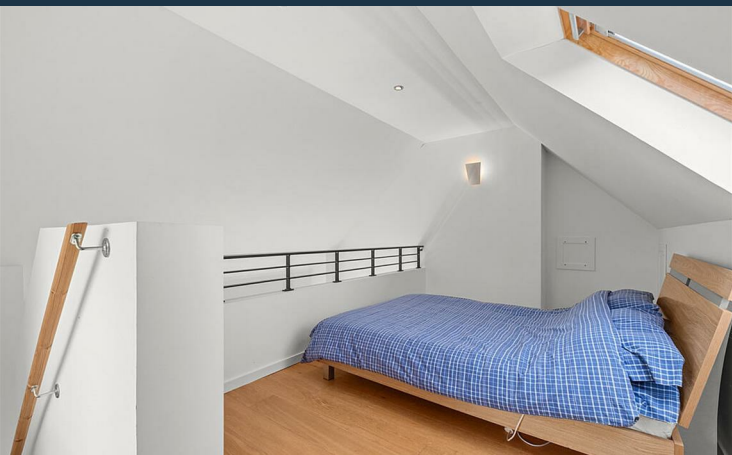
The sense of peace and seclusion is truly exceptional. Surrounded by open countryside and enjoying an elevated setting beneath the tree line, the property offers complete privacy with no immediate neighbours and uninterrupted views across the landscape. Yet despite this remarkable feeling of remoteness, the conveniences of modern life remain easily accessible. Lochgilphead, with its shops, schools, healthcare facilities, restaurants and marina, is only a short ten-minute drive away, providing an enviable balance between rural tranquillity and everyday practicality.

Few properties manage to combine architectural pedigree, environmental sustainability, extensive land ownership and flexible family accommodation so successfully. Auchoish is more than simply a home; it is a landmark rural residence that demonstrates how contemporary design, traditional craftsmanship and responsible stewardship of the landscape can come together to create something truly exceptional.

Offering complete privacy, award-winning architecture, renewable energy systems, extensive grounds and outstanding versatility for modern family life, Auchoish represents a rare and compelling opportunity to acquire one of Argyll's most distinctive country homes.









Sustainability and energy efficiency were central to the design long before such considerations became commonplace. The property benefits from a ground-source heat pump system which provides highly efficient heating and hot water throughout the home, ensuring year-round comfort while significantly reducing running costs and environmental impact. Complementing this is a wind turbine that generates renewable electricity, helping to provide a substantial degree of energy independence and further enhancing the property's environmental credentials. Together, these systems create a home that is exceptionally comfortable, economical to operate and future-proofed against rising energy costs.

Outside, the grounds extend to approximately 22.5 acres, offering an outstanding combination of amenity land and productive countryside. Areas of wildflower meadow provide colour, biodiversity and seasonal interest, while substantial fields offer excellent grazing opportunities for horses, sheep or other livestock. The land presents numerous possibilities for those seeking an equestrian lifestyle, smallholding interests, conservation projects or simply the enjoyment of owning a significant private rural estate.

A separate stone built shed was constructed around 1840 and refurbished in 2015 as a garden storage area. This space could be further upgraded for other uses such as a studio or workroom.

Although left fallow for the last few years the land surrounding the residential buildings has an agricultural registration, and has been used in the recent past for the grazing of both sheep and cattle.



The property is easily accessible to and from Glasgow via regular bus services, and the drive time from Glasgow Airport is 1 hour 50 mins. Oban, the Gateway to the Isles, lies 35 miles to the north and is equally accessible by car, as are the more local centres of Ardrishaig, Tarbert, and Tayvallich. Various local ferries serve Arran, Gigha, and the Western Isles creating an excellent base for wider exploration of the scenic West Coast.

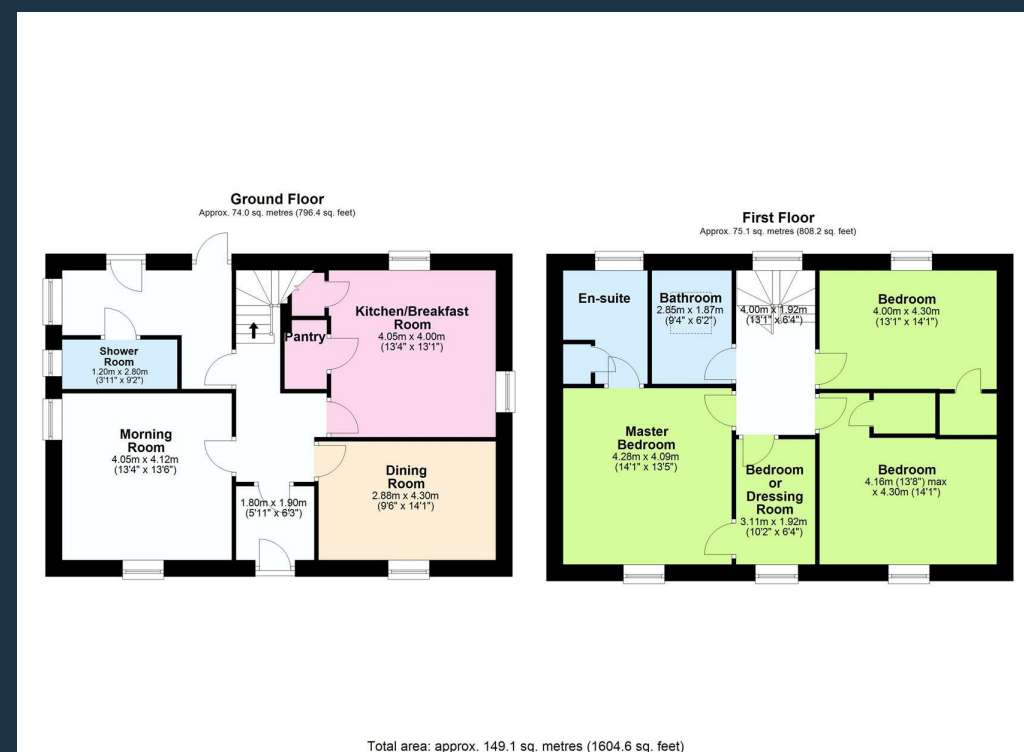
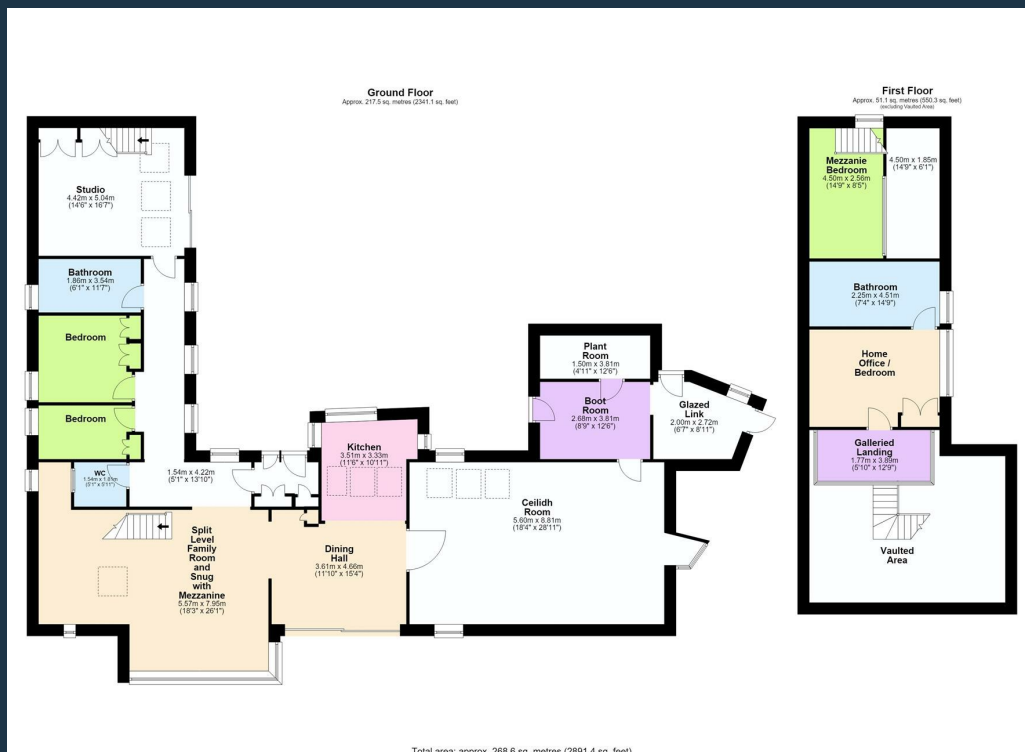
The centre of Lochgilphead is within off road walking and cycling distance via a publicly accessible footpath. The town is the administrative centre for Argyll and Bute with good primary and secondary schools, a full range of services, shops and supermarkets, library, children's playground, and hospital. For nature lovers and walkers there are numerous opportunities in the immediate vicinity for discovery of the unique landscape, flora, and fauna of this area of Argyll.

The area provides opportunities for most outdoor activities including hill walking, golf, off road biking, sailing, sea kayaking, wild swimming, fishing, and diving. Comprehensive yacht marina facilities are available at Tarbert, Ardfern, and Craobh Haven. There are also ample opportunities for pheasant shooting, salmon fishing, and stalking on local estates.

Local attractions include the neolithic features and Museum at Kilmartin Glen, Crinan Canal and Basin, Carnassarie Castle, and Tarbert Harbour. Slightly further afield lies the Mull of Kintyre with many points of interest such as Skipness, Campbeltown, Machrihanish, Gigha, and stunning views across to Islay, Jura, and Northern Ireland.

The property is part of the current Openreach programme to upgrade to fibre broadband in Argyll and the external cable related to this programme has recently been installed.





NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time. These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not rely upon any statement, whether oral or written, made by the agents.

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