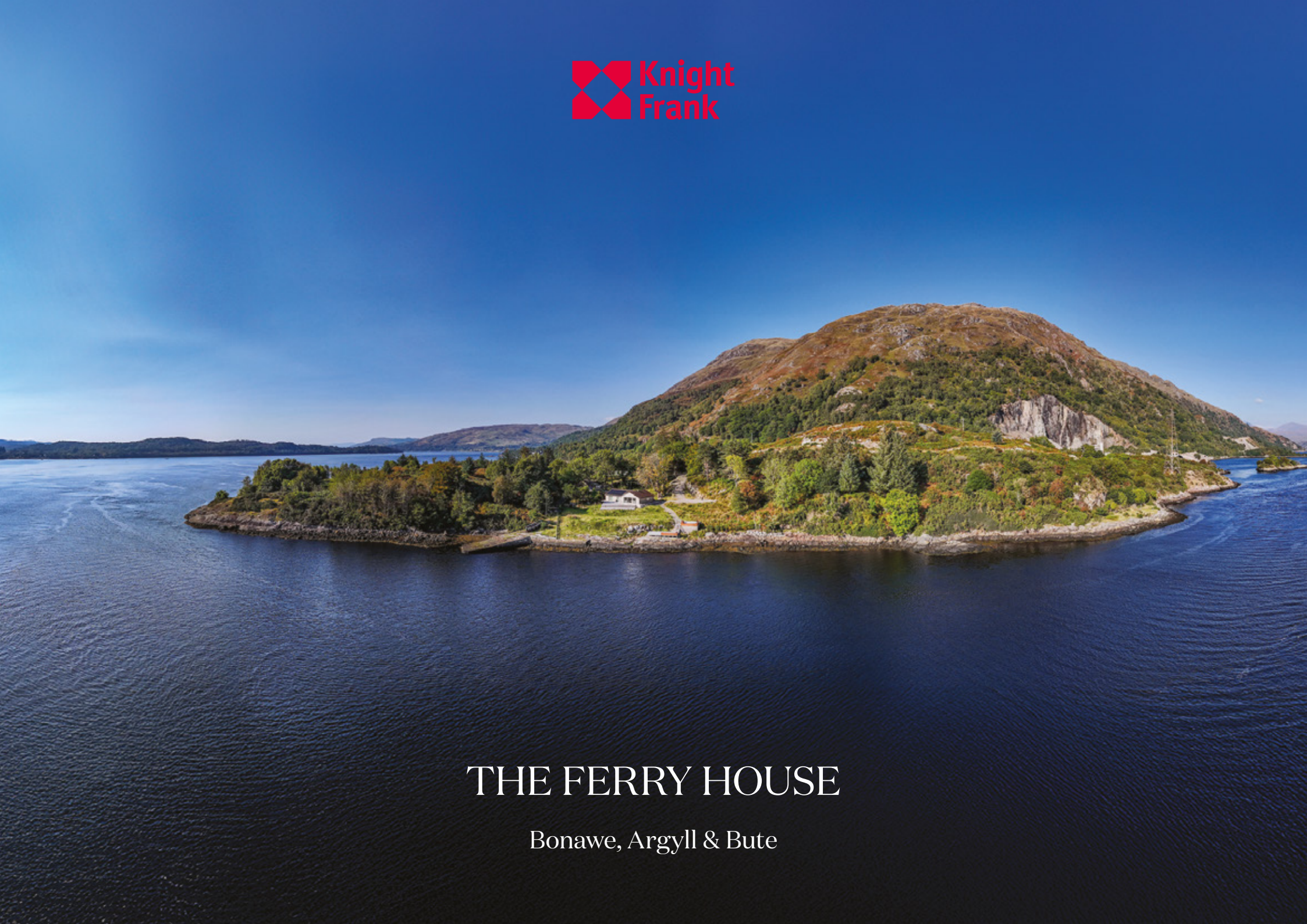


Knight Frank

THE FERRY HOUSE

Bonawe, Argyll & Bute

A STUNNING REFURBISHED WATERFRONT HOUSE WITH SHORE FRONTAGE AND ADDITIONAL PLOTS OVERLOOKING LOCH ETIVE

Summary of accommodation

Entrance hall | WC | Kitchen with open plan sitting room (with wood burner) and dining area | Four double bedrooms | Family bathroom

Large front decking area | Garden laid to lawn | Separate decking overlooking water

Traditional old byre with planning consent to convert to a three bedroom house

Planning consent for a new three bedroom house immediately to the east of Ferry House

About 415 metres of foreshore to Loch Etive | Adjacent slipway (not owned) with right to launch a boat

About 6.16 Acres

Distances: Oban 15 miles, Glasgow Airport 103 miles
(All distances are approximate)

SITUATION

The Ferry House occupies a stunning spot on the north side of Loch Etive on a peninsula known as Eilean Duirinnis in the settlement of Bonawe, about 15 miles to the east of Oban. The village of Benderloch (9 miles) has a range of local services, including a general store, post office, café with book shop, petrol station with outdoor clothing and equipment, as well as a village hall and primary school.

Oban, also known as the 'Gateway to the Isles', and the seafood capital of Scotland, has a more extensive range of services, including supermarkets, restaurants, primary and secondary schooling, and 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 town also features the McCaig's Tower, a colosseum-like building overlooking Oban Bay and the isles beyond. There is a railway station which lies adjacent to the ferry terminal with direct regular trains to Glasgow.

The airport at North Connel is only 9 miles away, with flights to Coll, Colonsay, Tiree, and Islay. Glasgow Airport (94 miles) provides regular flights to London and a range of national and international destinations.

The countryside around Bonawe is some of the most spectacular in Scotland, a fantastic base for exploring the West Coast of Scotland with a great variety of outdoor activities available. Fishing, mountain biking, sailing, golfing, and diving are all available nearby. The nearest marina is at Dunstaffnage, only 12 miles away.

Loch Etive is a Special Area of Conservation (SAC) and rises in Glen Etive, made famous due to the filming of the James Bond film Skyfall. The Loch is well known for its sandy beaches and sea fishing with good catches of pollock and mackerel.

DESCRIPTION

The Ferry House was acquired by the current owners in 2021 and has since been comprehensively refurbished to an exceptional standard. Upgrades include new timber walls with insulation, larch exterior cladding, insulated flooring, and double glazing, alongside full rewiring and replumbing. A brand-new kitchen, bathroom, fireplace, and complete redecoration throughout further enhance the home's appeal.

Modern renewable energy systems have also been installed, comprising air-source underfloor heating, a 4kW solar array with battery storage, and remote access for convenience. An electric vehicle charging point adds to the property's future-ready specification.

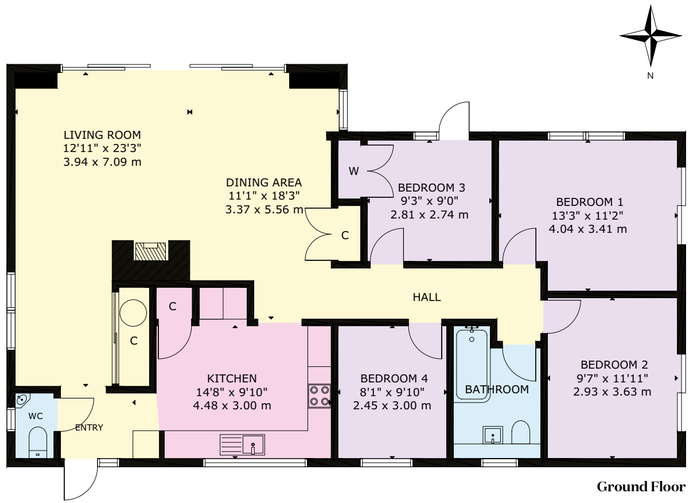
Designed to make the most of its outstanding waterfront setting, the accommodation is both welcoming and versatile. An entrance porch and WC lead through to the spacious kitchen, open-plan living room with wood-burning stove, and a dining area filled with natural light. There are four double bedrooms and a family bathroom, with spectacular views enjoyed from many of the rooms. The full layout can be seen on the accompanying floor plan.

The property has been used as a sought after holiday let for the past year and is let through www.cottages.com. It is let from £850 - £1,500 per week.

The Ferry House, Bonawe, Argyll & Bute, PA37 1RL

Approximate Gross Internal Area
1,277 SQ FT / 119 SQ M

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



Ground 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 SHORE FRONTAGE

Outside, doors open onto a large front decking area ideal for outdoor entertaining, with a garden laid to lawn leading to a second decking area perfectly positioned to enjoy the panoramic views across Loch Etive. The property benefits from 415 metres of private foreshore, while the adjacent slipway (not owned) provides a right to launch a boat, offering excellent access to the water.

RESIDENTIAL PLOTS

Adding to its unique appeal, a traditional stone byre within the grounds has planning consent to be converted into a three-bedroom home, while further consent has been granted for a new three-bedroom house immediately to the east of Ferry House. (See Planning section for further information).

PLANNING

Planning consent to convert The Old Byre (ref no: 21/00819/PP) into a 3-bedroom house was gained on 4th August 2021.

Planning consent to construct a new 3-bedroom house to be called Ben Cruachan to the East of Ferry House (ref no: 24/00230/PP) was gained on 13th June 2024.

Planning for both plots is in perpetuity and further details on both consents can be accessed via the Argyll Planning portal using the planning reference numbers above.

GENERAL INFORMATION

Directions
From Crianlarich, head northwest for Tyndrum. Continue through Tyndrum, then turn left onto the A85 towards Dalmally and Oban. At Connel, travel under the bridge and turn left signposted for Fort William (A828). Once over the bridge, turn right onto the B845 road to North Connel and Bonawe. Follow the road for approximately 8 miles until the road ends at the slipway, the entrance gates are on your left.

What3words
///balconies.woke.stopped

Solicitors
Gillespie Macandrew
Broxden House
Lamberkine Drive, Broxden, Perth,
PH1 1RA. Tel: 01738 231 000. Email: lois.newton@gillespiemacandrew.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.

Household Contents
The fitted carpet in the hallway and blinds are included in the sale. Additional items of furniture may be available by separate negotiation.

Residential Schedule

Property	Occupancy	Services	Rates	EPC Rating
The Ferry House	Holiday Let	Mains electricity, an air source (underfloor) heating system, private (filtered) water supply and private drainage.	...	B

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

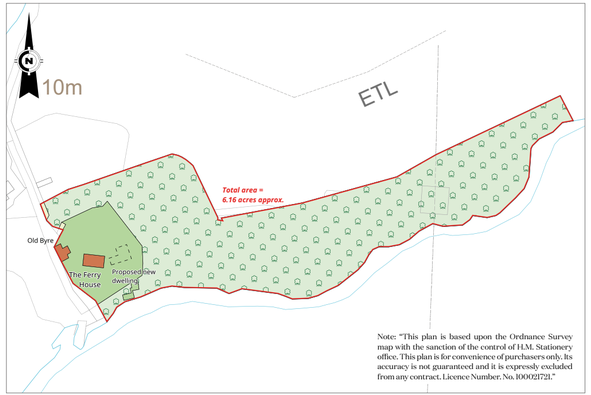
Anti-Money Laundering
All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank / funding 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.

Tom Stewart-Moore
0131 222 9600
tom.stewart-moore@knightfrank.com

Knight Frank Edinburgh
80 Queen Street, Edinburgh
EH2 4NF

knightfrank.co.uk

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Your partners in property

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