



**KILBRIDE ESTATE RHUDLE
BY KILMARTIN, PA31 8QE**

OFFERS AROUND £1,400,000

Stewart Balfour and Sutherland are proud to bring to the market Kilbride Estate, a refreshing interpretation of an ancient Scottish estate spanning a manageable 220 acres. Offering great privacy and a superb range of outdoor pursuits this one of a kind property needs to be viewed to fully appreciate. CALL NOW TO ARRANGE YOUR VIEWING.

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KILBRIDE ESTATE RHUDLE

- Unique opportunity to acquire a small sporting estate with outstanding home.
- Approximately 220 acres of unspoilt Scottish countryside offering great privacy.
- A perfect blend of shooting and fishing opportunities and an abundance of commercial opportunities.
- Huge potential to create bespoke holiday letting units within the courtyard.
- Historic ruins and a beautiful fresh water Loch.
- Once in a lifetime opportunity.



Set in a wonderfully secluded location on Scotland's breathtaking West Coast, between the vibrant coastal towns of Oban and Lochgilphead, Kilbride Estate offers buyers an incredibly rare and unique opportunity to acquire a prime, traditional 220-acre sporting estate.

This magnificent property represents the ultimate lifestyle change, seamlessly blending a beautifully extended main farmhouse, historic stone outbuildings, rich archaeological heritage, and world-class sporting amenities into one cohesive and captivating package. The heart of the estate is the substantial Kilbride Farmhouse. Originally a traditional stone property, it has been comprehensively and sympathetically renovated and extended to both sides to offer expansive family and guest accommodation over two distinct levels.

This glorious residence has been upgraded to an extremely high standard, masterfully balancing high-specification, stylish modern interiors with the timeless charm of its original period features. The formal entrance leads guests through a bright, glazed vestibule and into a spacious, welcoming central hallway that sets a grand tone for the rest of the home. Turning to the right, a large, formal sitting room offers an elegant space to entertain family and friends, enjoying open, uninterrupted views to the fertile fields rolling out at the front. This room extends through into a second, magnificent sitting space that is entirely flooded with natural daylight. From here, a dedicated staircase rises to give access to a private upper-floor studio complete with its own en-suite, providing a secluded and comfortable haven for guests. To the left of the main hallway, a combined kitchen and dining room spans the full width of the property, acting as the social hub of the home. The high-specification kitchen features a range of stylish wall and floor units complemented by premium granite worktops, with a number of high-end appliances seamlessly integrated into the design—including an impressive, professional-grade Lacanche stove. A doorway to the rear of the kitchen gives practical access to a fully equipped utility room, pantry, storerooms, and a downstairs WC.

The primary sleeping accommodation is thoughtfully arranged on the first floor, where four generous double bedrooms are linked by a central landing. The principal bedroom benefits from its own luxury en-suite shower room, while a separate family bathroom and additional storeroom are located to the rear, accessed via a convenient half-landing. Catering perfectly to the needs of a country estate, a door from the kitchen leads through to the extensive north wing extension. Here, a sizable and beautifully lined gun room offers highly secure, specialized storage for firearms and associated sporting equipment. This section of the house also includes a ground-floor shower room and a separate staircase that ascends to a spacious first-floor gym. Offering ultimate flexibility, this bright elevated space could easily be utilized as a dedicated home office, a creative studio, or a quiet study as required. Stepping outside into the immediate farmyard complex, the estate's rich history becomes beautifully apparent.

Adjacent to the main house sits a characterful, detached stone building that was originally the primary farmhouse for the land. Thought to date back to the early 1700s, the intricate and historic stone construction gives a fascinating insight into the architectural features of the period. While it currently serves as additional storage space, it offers immense scope for extensive renovation to be transformed into a luxury detached holiday cottage, guest annex, or an inspiring home business headquarters, subject to obtaining the necessary planning consents.

To the rear of the primary residence sit the original steadings. This impressive group of traditional stone buildings is arranged to form a natural, sheltered courtyard. This configuration is absolutely perfect for conversion into a collection of guest cottages or holiday lets, again subject to the necessary planning consents and building warrants. Demonstrating the estate's adaptability, one of these steadings has already been expertly converted for use as professional kennels for gun dogs, boasting modern underfloor heating for absolute comfort, though it remains flexible enough to be reimagined into ancillary accommodation if desired.

Beyond the immediate residential complex, Kilbride Estate unfolds across approximately 220 acres of magnificent, mixed-use Scottish countryside. The diverse landscape incorporates highly fertile agricultural fields, established native woodland, and a multitude of traditional farm buildings and storage sheds located around the farmyard, serving as a reminder of its history as a working farm and providing endless practical storage for estate machinery.

For the outdoor enthusiast and sportsman, the grounds are nothing short of a paradise. There is an abundance of native wildlife right on your doorstep, headlined by a thriving, resident population of Red Deer estimated to be over 200 head. Another crowning jewel of this stunning piece of Scotland is a large, freshwater loch covering several acres, making it an idyllic, private spot for wild trout fishing, boating, and peaceful relaxation. Access to this remote feature has been made effortless thanks to the careful construction of a dedicated gravel track leading directly from the farmhouse.

The estate is also steeped in deep historical significance. Hidden within the native woodland just above the main complex lie the romantic ruins of a 13th-century chapel, and it is understood that ancient, historic cup and ring stone carvings can be found within the grounds, offering a tangible link to Scotland's ancient past. Rounding out the unique commercial prospects of this superb sporting estate is an exceptional private water supply. This high-quality, abundant natural resource presents a fascinating opportunity for an incoming buyer, who could potentially capitalize on the supply commercially to bottle and market their very own premium "Whisky Water."

Ultimately, Kilbride Estate is a rare property of immense scale, character, and versatility, offering an unparalleled lifestyle on the ruggedly beautiful West Coast of Scotland.









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

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