



Westbank House, Dell Road, Campbeltown, Argyll and Bute
www.robbsresidential.com





Westbank House

Dell Road, Campbeltown,
Argyll and Bute, PA28 6JG

Campbeltown Airport 3.9 miles, Glasgow Airport 137 miles,
Glasgow City 138 miles

A substantial and handsome detached Victorian house offering an impressive family home with a self-contained apartment, currently a successful five-star Airbnb with excellent reviews.

Ground Floor:

Outer storm door to entrance reception hallway, sitting room, under-stairs stores and cloakroom (former WC), TV room. Generously proportioned kitchen with pantry and door to rear gardens. Hallway door leading directly to the apartment kitchen, with informal breakfasting and dining area and stairs down to the garden-level accommodation.

Garden Level:

Bedroom 1, bedroom 2 (currently set up as a sitting room), shower room, inner hallway/cloaks and outer door to deck and gardens, forming part of the apartment's private guest entrance.

First Floor:

Period staircase to full landing leading to, bedroom 1 (currently set up as a laundry/utility room), bedroom 2 with en suite shower room, library/reading room, bedroom 3 with walk in wardrobe, generous family bathroom with free-standing bath, walk in shower enclosure, his and hers sinks.

Second Floor:

Secondary staircase leading to upper level, bedroom 4 with en suite shower room and fitted wardrobe, bedroom 5 with dormer window formation, upper hallway shower room (currently not in use), general purpose store cupboard, bedroom 6 with front and rear dormer windows and en suite shower room.

Cellarage:

Two sub floor cellars one of which has twin Belfast sinks and the gas central heating boiler and both offering good long-term stores.

Studio:

A detached studio/workshop is to the northern side of the house and offers flexible use accommodation, studio, business from home, home office, hobby, or craft room space.

Garage:

Detached single garage on support piers is accessed direct from the roadside.

Gardens:

Small front gardens bounded by low level dwarf wall to gravel beds with mixed shrubs and bushes, side gardens with mature Yucca Palm. Side gate with steps leading to rear gardens which are bounded by a full height stone wall, well cultivated kitchen produce beds. The rear gardens are nicely sheltered and include a mature level lawn fringed with flower beds with mixed shrubs and bushes. Gravel pathways lead around the rear gardens and a raised deck provides walkway access to the studio/workshop.

About 0.179 acres.



Situation

Westbank House enjoys a quiet backwater situation in the centre of the Mull of Kintyre capital town of Campbeltown.

From its slightly raised vantage point there are views south west from the front to Beinn Ghuilean and north east to the rear across the whisky distilleries of the town to Knock Scalbert beyond.

Campbeltown is the main shopping town in the area and provides a range of facilities including supermarkets, garages, the award winning 'Aqualibrium' leisure centre, a library, hospital and a cinema. There is an emergency air-ambulance service to Glasgow.

There are two primary schools as well as secondary education at Campbeltown Grammar. The University of the Highlands and Islands can be accessed locally via Argyll College.

Campbeltown is popular with tourists and has a variety of hotels and restaurants. The town has pontoons, sheltered anchorages and a small Sailing Club with moorings. The nationally popular Mull of Kintyre half-marathon is held in May and the annual Mull of Kintyre Music Festival over four days each August.

From the 28th April to 25th September, there are three weekend ferry sailings from Campbeltown to and from Ardrossan. The West Coast bus service runs four daily coaches to and from Glasgow. By car, via the A83, Glasgow can be reached (in normal driving conditions) in approximately 3 hours.

Tarbert also has a ferry link to Portavadie which gives access to an alternative route to Glasgow via the Cowal Peninsula. The nearby Campbeltown airport (2 miles) offers a twice daily return flight (30 minutes) to Glasgow International Airport.

The coastal village of Tarbert is 25.9 miles away where there are a number of friendly harbour pubs and restaurants. Tarbert is renowned for hosting the annual Scottish Series Yachting Event, and for its seafood and folk music.

Machrihanish is famous for golf. The links course of Machrihanish is of international acclaim and attracts many visitors. There has also recently opened a new 18-hole golf course called the Machrihanish Dunes.

Locally, there is an 18-hole course at Southend as well as nine-hole courses at Carradale and on the Island of Gigha. The beach of Machrihanish Bay is well known for windsurfing and surf canoeing. There are numerous easily accessible sandy beaches nearby.

World class sailing is available with easy access to the Clyde Coast, Arran and the North Channel across to Ireland from Campbeltown Loch. At Ardrishaig, the Crinan Canal connects Loch Fyne with Loch Craginish. From where, the Southern and Inner Hebrides are readily accessible. The Kennacraig ferry connects the mainland with Islay, Jura and Colonsay.

Productive sea fishing from shore and boat is available locally and there are trout and salmon opportunities by permit in other surrounding rivers and hill lochs.

The countryside is a delight in which to walk or cycle and there is no shortage of scenic routes and places of archaeological and historical interest to visit.

The islands of Davaar and Gigha are nearby and are steeped in history, with stunning scenery and landscapes harbouring an abundance of wildlife.

The Kintyre Way is a fully waymarked 100-mile trail which criss-crosses the peninsula from Tarbert to Campbeltown. There are serious hiking and gentle rambles, all of which bring home the beautiful reality that is Kintyre.



Apartment



Description

Ground Floor

Outer storm door to entrance vestibule, tiled floor and electrical switchgear cupboard, inner front door to entrance reception hallway with Edinburgh press. Sitting room with multi fuel stove set in timber fireplace with decorative over mantle, under stairs stores and cloak room (former wc), TV room with multi fuel stove on a slate hearth, laminate flooring. Generously proportioned kitchen with space for breakfasting and dining furniture, range master 5 ring gas hob plus electric hot plate cooker, shelved pantry and door to steps to rear gardens. Hallway door leading directly to the apartment kitchen, with informal breakfasting and dining area and stairs down to the garden-level accommodation.

Garden Level

Bedroom 1, bedroom 2 (currently set up as a sitting room), shower room, inner hallway/cloaks and outer door to deck and gardens, forming part of the apartment's private guest entrance.

First Floor

Period staircase with wood turned banister and decorative cast iron spindles, arched stained glass window at half landing, full landing leading to, bedroom 1 (currently set up as a laundry/utility room), bedroom 2 with en suite shower room, library/reading room, bedroom 3 with walk in wardrobe, generous family bathroom with free-standing bath, walk in shower enclosure, his and hers sinks.

Second Floor

Secondary staircase leading to upper level, bedroom 4 with dormer window formation, en suite shower room and fitted wardrobe, bedroom 5 with dormer window formation, upper hallway shower room (currently not in use), general purpose store cupboard, bedroom 6 with front and rear dormer windows and en suite shower room.

Cellarage

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Garage

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Gardens

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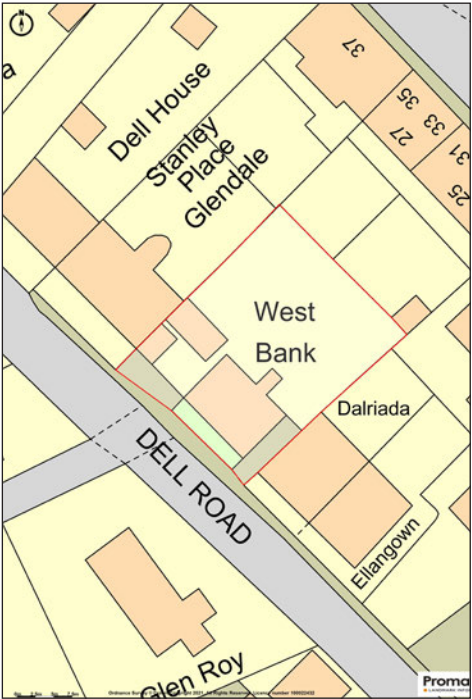
Services

Mains water supply, mains drainage, mains gas, mains gas fired central heating.

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



Floorplan and Site Location



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
Tel: 01546 602127.

Council Tax

Westbank House is in council tax band E and the amount payable for 2026/2027 is £3,140.38p to include mains water and drainage.

EPC

Rating E

Viewing

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

Possession

Vacant possession will be given on completion.

Travel Directions

Whats3words///acrobats.fairway.zoos

From Glasgow city centre, travel in a westerly direction on the M8 motorway. Leave the motorway at J30 following signs for Erskine Bridge. Proceed over bridge turning left onto the A82. Remain on the A82 for 25 miles going up Loch Lomond side. Bear left at Tarbert on to the A83. Remain on the A83 for 61 miles passing through Inveraray, Furnace, Minard, Lochgilphead and Ardrishaig before arriving in Tarbert.

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

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG. A closing date for offers will probably 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.

Fixtures and fittings

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture may be available to a purchaser in addition, by separate negotiation.

Overseas Purchasers

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

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



Continue through Tarbert on the A83 following signs for Campbeltown. On arrival in the centre of Campbeltown. Turn right onto the main St following signs Southend B842. Follow the Main St and bear onto Lorne St. After about 150 yards, turn right onto Dell Road. Continue along Dell Road to find Westbank House on the right hand side.

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