

DAWSONS



**TIGH NA MARA
KILMELFORD, BY OBAN, PA34 4XD**

**A Rare Opportunity To Substantially Renovate A Charming
Traditional Property With Approved Planning Permission
For Alterations And Extension In Place**

**Situated In An Envidable Coastal Position Enjoying Outstanding
Views Over Loch Melfort And To The Islands Beyond**

With A Delightful Mature South Facing Garden

Guide Price £350,000

Independent Estate Agents of Argyll and the West Highlands



The picturesque, rural village of **Kilmelford** is scattered around the shores of Loch Na Cille, situated on the A816 between the towns of Oban (about 15 miles) and Lochgilphead (about 21 miles) and enjoys a thriving community life with local services including a village hall which hosts many events and clubs, a licensed hotel with pub and restaurant which is under new ownership and due to re-open soon, a parish church and boatyard/yachting marina. Primary schooling is provided in the nearby village of Kilninver and secondary education in Oban, with a bus service providing transport to both. The surrounding area is steeped in history with an abundance of flora and fauna and abounds with outdoor sporting and leisure opportunities including shooting, fishing and hill walking and is particularly renowned for its excellent sailing waters, with the yachting marinas of Ardfern and Croabh Haven close by.

Tigh na Mara is situated in a highly sought-after and enviable position which commands magnificent, unobstructed views over Loch Na Cille, towards Loch Melfort and to the islands beyond, in a small ribbon of individual properties, about half a mile from the heart of the village and a short distance along the single track road which leads to Degnish. Believed to originate from the early 1800's the house was originally built as the local primary school and converted in the 1950's. The current owners have obtained planning permission (Argyll & Bute Council Reference 25/01664/PP) to transform the property into a spectacular modern, extended home but due to a change in circumstances the property is now coming back to the market. The interior of the property has been stripped back in preparation for the works and offers an exciting opportunity for a purchaser to carry out the approved works or to apply to alter these plans to their own requirements subject to council approval, or simply restore to its original layout, all in keeping with the charm and character associated with a property of its period.

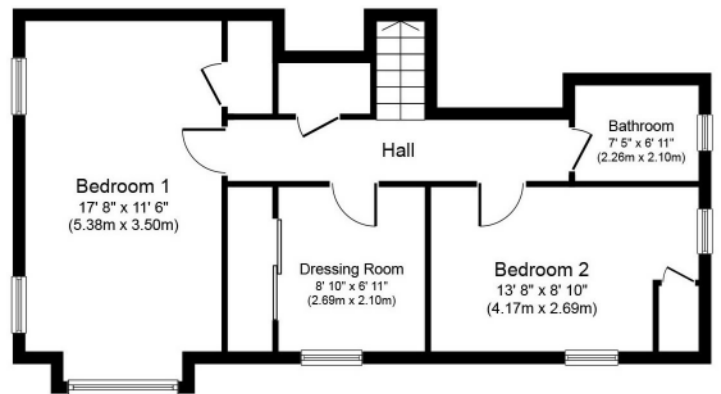
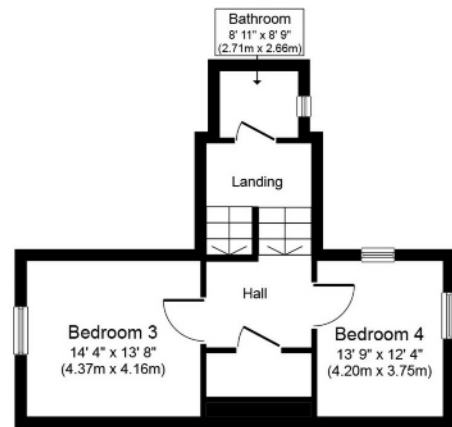
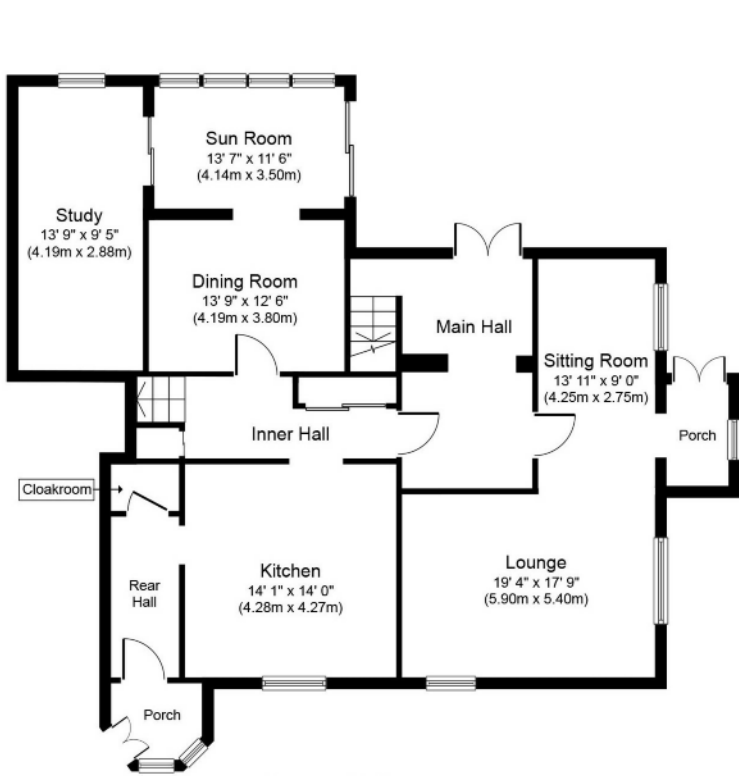
In addition, **Tigh na Mara** enjoys a most beautiful mature garden, with sweeping lawns and stocked with an interesting variety of plants, flowering shrubs and trees, bordered by stone walls and hedging, offering a good degree of seclusion with a naturally wooded hillside to the rear. There is a gated access off the single-track road to a parking area. There is a further area of mature garden opposite the property, on the shore-side, which all adds to the appeal of this unique project.





DETAILS OF ACCOMMODATION

The original configuration is as below, the new approved plans are in a separate document.





GENERAL INFORMATION

Services: Mains electricity and water. Private drainage. **Note:** The external cabling for the electricity supply has been upgraded. The private drainage system may require upgrading.

Council Tax Band: D, this may be reassessed by the Council on completion of works.

Home Report & Energy Performance Certificate: The property is exempt from this requirement as it is currently uninhabitable.

Viewing: Strictly by prior arrangement with the Selling Agents. **Entry:** By mutual agreement.

Guide Price: Three Hundred & Fifty Thousand Pounds (£350,000). Offers are invited and should be submitted to the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers to allow the transaction to proceed.



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