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CLACHANDUBH FARMHOUSE & THE GRANARY (ANNEXE) BALVICAR, BY OBAN, ARGYLL PA34 4TE



- **Attractive & extended 1 ½ storey Farmhouse in peaceful village location**
- **Main Dwelling – Dining/Family Room, Kitchen, Lounge, Porch, 3 Bedrooms & Shower room**
- **Annexe – Porch, Large open plan Lounge/Kitchen, Wetroom, 2 Bedrooms & En-suite Bathroom**
- **Large versatile garden, Attached Garage, Garden Shed & Private Parking**
- **Annexe – currently run as a successful self-catering property & can be sold to include full inventory of contents/forward bookings to allow continuation.**
- **Option to reinstate to large family home or may suit multi-generational living**
- **EPC Rating E45**

OFFERS OVER £400,000 ARE EXPECTED

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Clachandhu Farmhouse is an attractive and extended 1 ½ storey detached farmhouse, which is currently divided into two properties; a comfortable family home within the original farmhouse, which is stone built and set under a slate roof, and a spacious and well-presented modern 2-bedroom annexe. The Granary annexe has been run as a successful self-catering business for several years, with many repeat guests and excellent customer reviews. The self-catering business is well established, and the property itself is in an excellent state of maintenance and repair throughout, with tasteful décor and modern, versatile accommodation over two floors.

The property is situated on the fringe of the small village of Balvicar on the Isle of Seil, just fourteen miles from the popular coastal town of Oban. The Isle of Seil is connected to the mainland by the famous 'Bridge over the Atlantic'. The village of Balvicar has a well-stocked village shop, doctors' surgery, church and primary school. There is also a popular hotel/restaurant on the Island and a 9-hole golf course nearby. The area is well known for its sailing and outdoor pursuits, with numerous beautiful walks and fantastic scenery on offer nearby.

The property has obvious potential for further enhancement and development but is also well suited to those looking for a lifestyle opportunity, who would carry on living and hosting at the property simultaneously. The entire property would also be well suited to families who would benefit from multi-generational living. The property could also easily be reinstated to being one large property (with access from the farmhouse lounge), subject to the necessary consents being obtained.

The main farmhouse benefits from gas central heating (Combi boiler), together with an attractive and useful open fire in the lounge and an electric AGA stove in the kitchen. The annexe has an electric boiler and has solar panels on the roof which provide electricity and heating to the annexe (underfloor heating downstairs & radiators on the upper floor), together with a small AGA multi fuel stove in the lounge.

The owner is prepared to sell the property on the basis that the Annexe is fully set up to continue as a successful self-catering business. A full inventory of contents will be made available for the Annexe and the vast majority of furniture/equipment etc will be made available to the purchaser, by separate negotiation. Future bookings can also be honoured as part of the sale. Full details will be available on request.

Most large white goods are included in the sale price, together with floorcoverings and some curtains/blinds.

Accommodation comprises:

FARMHOUSE

FAMILY/DINING ROOM 4.2m x 2.9m Main entrance door, leading to attractive open plan family dining area. This is a welcoming room with neutral décor, tiled floor and window to the front. This room is also partially open plan to the kitchen, allowing for further light from the rear. Two overhead lights, radiator, wooden staircase with balustrade to upper floor. Useful under stair storage/cloak area. Electrical fuse board and ample power points. Open plan to kitchen.

KITCHEN 4.9m x 2m Attractive country kitchen with deep tiled windowsill and windows overlooking the rear garden. Fitted floor standing kitchen units with efficient cream electric AGA, tiled floor, stainless steel sink/drainage unit, shelving, extractor fan, radiator, Indesit dishwasher, Zanussi washing machine and free-standing fridge and freezer. Shelved pantry/store. Door to lounge.

LOUNGE 5.5m x 3.24m Cosy and inviting lounge with windows to the front and rear. Two radiators, feature fireplace with fully lined open fire with tiled hearth and attractive mantle and surround. Wooden floor, T.V. and television points, two overhead lights, exposed beams and glazed door to the rear porch. Shelved recess (behind which is the former entrance to the Annexe, which is currently separate accommodation, with no through access).

REAR PORCH 2.5m x 2m Glazed internal door from lounge, stone floor, windows on three sides and door to rear garden. Power points. Currently utilised as a utility area/store.

UPPER FLOOR Wooden staircase with balustrade and overhead light to upper floor. Smoke detector. Neutral décor.

UPPER LANDING (3m x 1.8m) Seating area, wooden floor, Velux window, radiator, neutral décor, overhead light and doors to all rooms.

BEDROOM 1 4.37m x 2.7m Double bedroom with Velux window and further window to the front, neutral décor, radiator, overhead light and power points.

BEDROOM 2 3.17m x 2m Window to the rear, radiator, wooden floor, overhead light, neutral décor and power points.

BEDROOM 3 3.4m x 2.95m Double bedroom with window to the front, wooden floor, overhead light, hatch to loft, radiator and power points. Two storage cupboards (one housing 'Vailant Eco Tec Pro 28' boiler with storage) and one being utilised as a fitted wardrobe.

SHOWER ROOM 2.37m x 2.1m Nicely presented and recently installed shower room with large fully tiled shower enclosure with mains shower, W.C. and wash hand basin set into an attractive wooden vanity unit with two storage cupboards and display recess. Extractor fan, wood effect flooring and feature wall with chrome heated towel rail.

WHAT TO DO NEXT INTERESTED PARTIES SHOULD REGISTER THEIR INTEREST WITH THE SELLING AGENTS AS SOON AS POSSIBLE. THE SELLING AGENTS MAY SET A CLOSING DATE FOR OFFERS BUT ARE NOT OBLIGED TO DO SO. THE SELLERS ARE NOT OBLIGED TO ACCEPT THE HIGHEST OR INDEED ANY OFFER. OFFERS SHOULD BE SUBMITTED TO THE SELLING AGENTS IN SCOTTISH LEGAL TERMS AND A SCOTTISH SOLICITOR SHOULD BE INSTRUCTED BY THOSE INTENDING TO OFFER.

Note: The particulars have been carefully prepared, after due enquiry, but are provided as a guide only. Measurements are approximate. The particulars do not form part of any contract. While the agents consider that the information and opinions are fair and accurate, interested parties must not rely on any statement whether oral or written made by the agents.

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FARMHOUSE



FARMHOUSE



THE GRANARY – ANNEXE

The Annexe is attached to the farmhouse with its own private entrance to the front.

PORCH 2.6m x 1.8m Double glazed patio doors, tiled floor, overhead light, cloak area, door to cupboard housing electricity meter & fuse box. Door to Wet room, glazed door to Lounge/Kitchen.

WETROOM 2.3m x 1.6m Modern, spacious room with window to the rear, fully tiled, tiled flooring, mains shower, W.C. and wash hand basin, under floor heating, chrome fittings, overhead spotlights and mirror.

LOUNGE/KITCHEN 9.4m x 3.7m Well-presented, beautiful open plan living space, windows to side and front with patio doors to the rear garden. Neutral décor throughout, ample space for dining table and chairs. Underfloor heating.

Kitchen – Tiled floor, good quality cream wall and floor units, AEG ceramic hob and AEG under counter oven. White ceramic sink/drainage with integrated dishwasher, integrated washing machine, ample work surface, power points and free-standing fridge/freezer. Overhead spotlights and wooden staircase to upper floor. Large electrical appliances are all included in the sale price.

Lounge – Bright and spacious lounge, windows to side and front, wood effect laminate flooring, overhead lights, power points and small AGA multi fuel stove with stainless steel flue and tiled hearth.

UPPER FLOOR Wooden staircase with balustrade to upper floor.

UPPER LANDING 1.7 x 1.7m Velux window to rear, radiator, laminate flooring and overhead light.

BEDROOM 1 3.9m x 3.7m Double bedroom with Velux window to the rear, engineered wood flooring, radiator, overhead light, hatch to loft, step to En-suite bathroom.

EN-SUITE BATHROOM 2.7m x 2.3m Velux window to front, three-piece bathroom suite comprising 'P' shaped bath, W.C. and wash hand basin. Cushioned waterproof linoleum flooring. Mains shower over bath with splash screen. Heater towel rail, overhead spotlights, extractor fan and white tiling to half height. Eaves storage area/access to water tank & solar panel apparatus.

BEDROOM 2 4.4m x 3.7m Spacious double bedroom with Velux window to the rear, engineered wood flooring, radiator and overhead light.

OUTSIDE The property boasts generous garden grounds to the front, side and rear. The front garden offers privacy with an area of lawn, boundary hedges and walls, pathways and a generous area of hard standing in front of the building leading to the front door. The side and rear garden are accessed by a wooden vehicular gate and pathway, with a large, paved patio area. There is a Calor Gas tank situated to

the side of the building. The rear garden offers an abundance of interest including native trees and some newly planted birch, hawthorn and rowan trees, together with a great variety of shrubs & plants, including eye catching azaleas and rhododendrons. The garden is charming and versatile, mainly laid to grass and has far reaching countryside views to the rear. The garden is a haven for wildlife, particularly for birds and bees. There is also a rotary clothes dryer and children's play equipment in the rear garden. Guests to the annexe enjoy an exclusive patio area with table and chairs. There is also a timber-built garden shed.

GARAGE There is a single attached garage accessed from the rear garden, with wooden double doors, corrugated metal sheet roof, concrete floor and power and light.

SERVICES Mains electricity, water and drainage. Calor Gas Tank. Broadband.

COUNCIL TAX

- The main Farmhouse is currently listed in band E.
- The annexe is currently listed in band D (business water rates are also payable).

EPC RATING E45

ENTRY By mutual arrangement.

VIEWING Strictly by prior appointment through the selling agents. As the Granary Annexe is operating as a self-catering business, special arrangements for viewings will be made on request on a case-by-case basis (Friday/Saturday preferred).

NOTE 1 A full list of items included in the sale for the Granary self-catering annexe will be made available to interested parties on request. Extract trading accounts can also be made available through making a formal note of interest in the property via a Solicitor. The self-catering business currently does not operate for 12 months of the year and therefore potential exists to maximise bookings and revenue.

NOTE 2 The sellers Short-Term Letting License for the Granary is AR02765F (Argyll & Bute Council). The current license runs to 2028 and is non transferrable. All appropriate safety and compliance are up to date per license terms and regular maintenance, and re-decoration has been undertaken on a regular basis.

PRICE Offers over **£400,000** are expected.

*Payment in respect of items relating to the self-catering business will be by separate negotiation.

DIRECTIONS Travelling from Oban south on the A816, turn right onto the B844 and cross over the Atlantic bridge. Drive past the entrance to Balvicar golf course and Balvicar stores and take the next left turn at the crossroads. Off-street parking for the Farmhouse is available next to the vehicular gate on the left-hand side.



THE GRANARY – ANNEXE

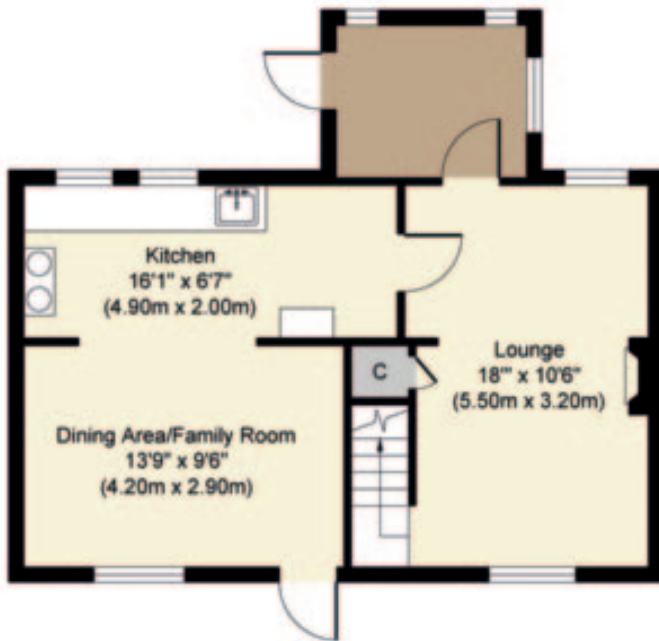


GROUND FLOOR WETROOM

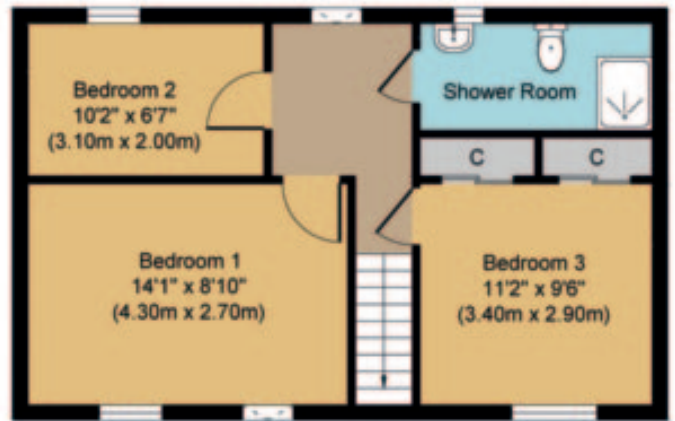


UPPER FLOOR FAMILY BATHROOM

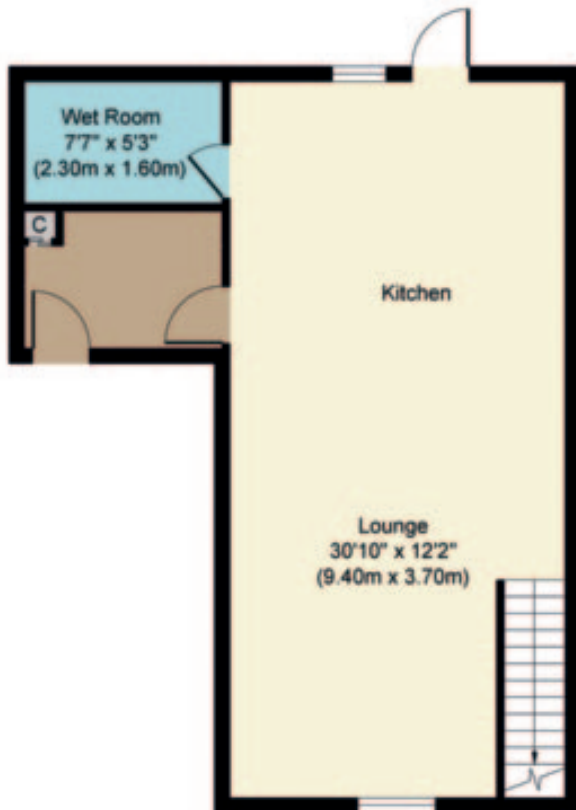




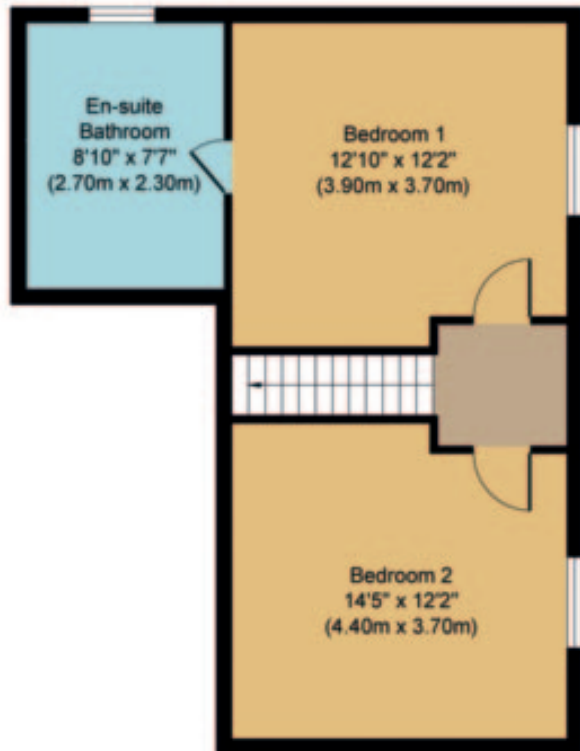
Ground Floor
Approximate Floor Area
498 sq. ft
(46.25 sq. m)



First Floor
Approximate Floor Area
441 sq. ft
(41.00 sq. m)



Annexe Ground Floor
Approximate Floor Area
547 sq. ft
(50.81 sq. m)



Annexe First Floor
Approximate Floor Area
547 sq. ft
(50.81 sq. m)