



PLAY VIDEO

Bradán Estate, Lochgilphead, Argyll







An **architect's designed house**, highly successful holiday lodge business and salmon fishing within the Kilmichael Glen close to the West Coast.

Summary of accommodation

Contemporary house built in 2021 with three bedroom suites and a large upstairs open plan dining kitchen with sitting area and balcony

Outbuilding with gym, guest bedroom/sitting room and shower room

Formal gardens with lawns, greenhouse, planted borders and specimen trees | Large patio outdoor kitchen facilities and fireplace

Three luxury holiday lodges, each with hot tubs and artic BBQ cabins providing an annual turnover of about £121,000

Land, including 4 acres pasture, 12 acres rough grazing and 8.5 acres mixed woodland

About 2.3 miles of double bank salmon and sea trout fishing on the River Add

An abundance of wildlife in the area including pine martens, red squirrels, otters, Red, Sika and Roe deer and a wide variety of birdlife including regular sightings of Golden eagles and ospreys

For sale as a whole

About 28.49 Acres

Distances

Lochgilphead 5 miles, Oban 35 miles, Glasgow 96 miles

(All distances are approximate)



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Situation

Bradán Estate is situated in the very private and attractive Kilmichael Glen only a few miles from the spectacular west coast.

Whilst offering all of the benefits of country living, this estate sits just 2 hours from Glasgow and the coastal town of Lochgilphead at the head of Loch Gilp is just 5 miles away, boasting local amenities including two supermarkets, an excellent butcher, fishmonger and an artisan deli called Marmalade. There is also a sports centre, swimming pool and a 9-hole golf course. An excellent medical centre is available as well as both primary and secondary schooling, with Kilmichael Glassary Primary School just 2 miles away.

The town of Oban is 34 miles away, to the North, and is the principal commercial centre for north Argyll and the Inner Hebrides, with the main ferry terminal serving Mull and many of the Inner Hebridean islands like Barra and South Uist. The town has a variety of shops, supermarkets, restaurants, a hospital and mainline railway station with regular services to Glasgow and sleeper services to London. To the south, the Kintyre Peninsula is a wonderful hidden corner of the country with plenty of secluded bays and sandy beaches. It is also home to the renowned Machrihanish golf course.

Bradán is the perfect location for the outdoor enthusiast with walking, cycling, sailing, wild swimming, kayaking, horse riding and golf all on the doorstep. The estate is only 4 miles from the scenic Crinan Canal, providing a link from the Firth of Clyde to Crinan and from there to the Sound of Jura and out to the Western Isles.

For sailing enthusiasts, the attractive village of Tayvallich (13 miles) has moorings as well as an excellent pub and café. Boats from Crinan and Tayvallich offer day trips to the famous Corryvreckan whirlpool and day trips to the Isles of Iona, Jura and Islay to sample whisky. The area is renowned for its abundance of wildlife with the chance of seeing whales, dolphin and basking shark during the summer months. The nearby Knapdale Forest has been home to Beavers since 2009.



As well as the sport available on the estate itself, salmon fishing, stalking and shooting are additionally available. Glasgow Airport is 85 miles away and can be accessed by road via the A83.

The estate lies close to the Kilmartin Glen area, one of Scotland's richest and most important prehistoric landscapes. The Kilmartin Museum is a ten-minute drive away and details over six thousand years of history. The surrounding area has the highest concentration of Neolithic monuments anywhere in Europe and attracts visitors from all over the world.

Bradán House

Bradán House is nestled in the Kilmichael Glen, close to the West Coast. The architect designed house was constructed from 2019 to 2021 and provides an energy efficient, comfortable modern home. Finished to a very high standard, this property is situated in an elevated and private position, offering views over the surrounding policies and glen.





This small country estate is ideal for a family or couple wishing for a quieter and more rural, nature-filled lifestyle with the benefit of a substantial income from the three holiday cottages, providing a complete change of lifestyle if required. Excellent Wifi via a Star Link satellite system also makes working from home accessible.

With an air source heat pump (underfloor) heating system, the property is of timber frame construction, insulated and dressed in stone beneath a pitched slate roof.

The ground floor boasts three well-proportioned bedrooms including the principal bedroom suite with fitted wardrobes, sliding doors out to a front patio and en suite bathroom, complete with teak bath tub, matching wash hand basin and separate double shower. There are a further two double bedrooms each with fitted wardrobes and en suite double showers. The ground floor also has a useful boot room, excellent for dogs.

On the first floor, there is a very large, wow-factor kitchen/diner sitting room (12.71m x 8.03m) and larder with unsurpassed views over the wooded glen. The kitchen was designed by Callum Walker in Perth and includes a luxury French Lacanche cooker (1m) with induction hub and three ovens, for the cooking enthusiast.





There are twin Belfast sinks, a large island and marble work surfaces. The middle of the room is focused on a wonderful floor to ceiling window with a sitting area to take in the expansive rural views. The room is completed by doors which lead out to a generous balcony. The balcony includes a table with a living flame feature, perfect for wintry nights. The fixtures and fittings throughout the property are to a very high standard with lighting by designer Jim Lawrence.





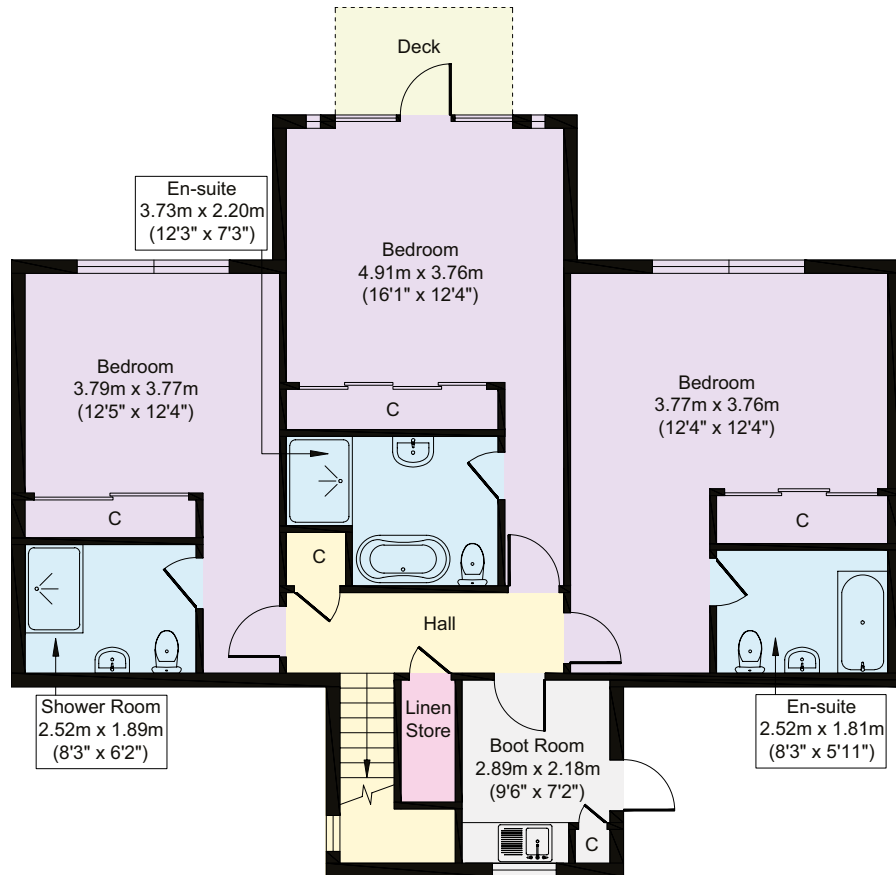
Bradán Estate, Lochgilphead, Argyll, PA31 8QL

Approximate Gross Internal Floor Area

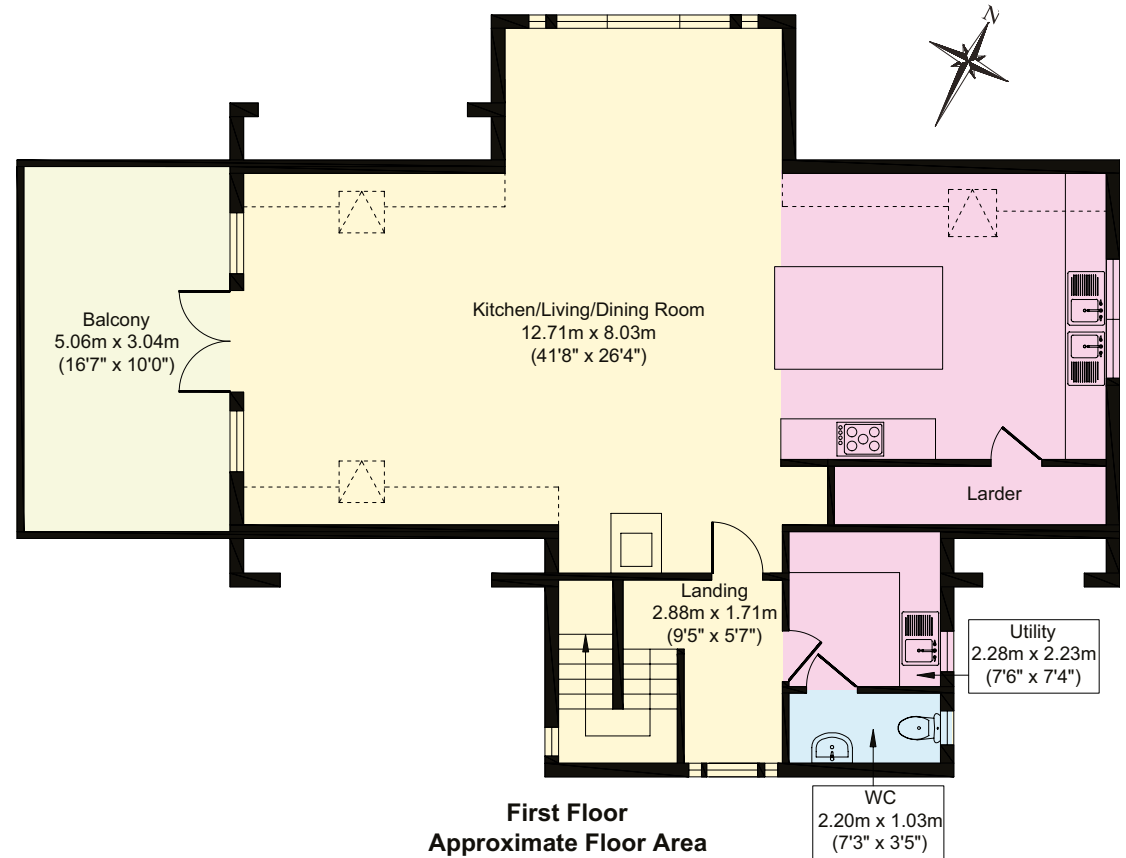
189.04 sq m (2035 sq. ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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



Ground Floor
Approximate Floor Area
94.72 sq. m
(1,020 sq. ft)



First Floor
Approximate Floor Area
94.32 sq. m
(1,015 sq. ft)



Outbuildings and Gardens

Adjacent to the house, there is a Garden room which includes a gym, sitting room/guest bedroom and shower room. There is a further outbuilding providing outdoor cooking facilities, including an exclusive "Charlie" charcoal oven and a large patio area with an outdoor fireplace.

Beyond, there is a Rhino greenhouse and path leading round to a potting shed and wood burning hot tub.







Holiday Cabins

The owners at Bradan have run a successful and profitable holiday lettings business for the last 8 years. The lodges are situated off the main driveway and are just a short distance away, yet, out of sight from the main house. This includes three luxury one bedroom cabins as follows:

Woodcock Lodge

Woodcock Lodge has been constructed and specifically designed by Artic Cabins Ltd for the owners. The accommodation includes:

Sitting room with dining area (including wood burning stove), kitchen, bedroom with four posted bed complete with a luxury copper bathtub and a separate WC. The outside space includes an outside eating area, hot tub, pizza oven, fire pit and separate Artic BBQ cabin.





Wild Cat Lodge

Wild Cat Lodge

Wild Cat Lodge has also been constructed and specifically designed by Artic Cabins Ltd for the owners. The accommodation includes:

Sitting room with dining area (including wood burning stove), kitchen, bedroom complete with four posted bed and bathroom with luxury copper bathtub and separate WC. The outside space includes an outside eating area, hot tub, pizza oven, fire pit and a separate Artic BBQ cabin.





Pine Marten Cabin

Pine Marten is a round log cabin designed by British Log Cabins. It is situated in a private position, surrounded by ancient oak woodland and is home to a family of red squirrels. Stairs lead up to an outside decking area with a hot tub. Inside, there is a sitting room with a kitchen and dining area, double bedroom and bathroom with an overhead shower.

Outside, there is an additional decking area with a fire pit and an Artic BBQ cabin.

There is a separate timber clad shed which is used as a laundry room and log store. Each of the lodges are let through their own website (bradanlodges.com) as well as through AirBnB. All three lodges have acquired the Scottish self-catering holiday let licenses which will be transferred to the new owners.

The three lodges achieve a high occupancy rate averaging 95% per annum, providing a substantial income. The lodges are maintained to a very high standard, reflected in the 5 star reviews and occupancy, with many returning customers.







Land

The land holding at Bradan extends to 28.49 acres in total and includes three paddocks of pasture with field shelters for livestock or horses.

The policies are interspersed with some mixed mature native woodland including ancient oak. The land includes 4 acres pasture, 12 acres rough grazing and 8.5 acres woods.



Salmon Fishing

The estate also has about 2.3 miles of double bank salmon and sea trout fishing on the River Add. Historically known as the River Alrigh, the River begins at Loch Sidheannach and extends 14 miles in length. It continues through the valley and is joined by a number of tributaries, passes through the Moine Mhor Nature reserve and then ends at Loch Crinan by the hamlet of Bellanoch.

The fishing season on the Add runs from February 18th until October 31st. With good rainfall, the river can produce a run of sea trout in late June and salmon will run from during late June, July, August, September. Sometimes, they can run in October, particularly if there has been little rainfall in the previous months.

There are 8 named pools (see sale plan). The fishing having been lightly fished by the owners. In 2023 the returns were 15 salmon/grilse and 10 sea trout.

Wildlife

As well as the sporting on offer, the Glen surrounding Bradan is a haven for wildlife. This includes red squirrels, otters, pine martens, deer and abundant birdlife with sightings of Scottish wild cat, eagles and osprey.

Water Supply

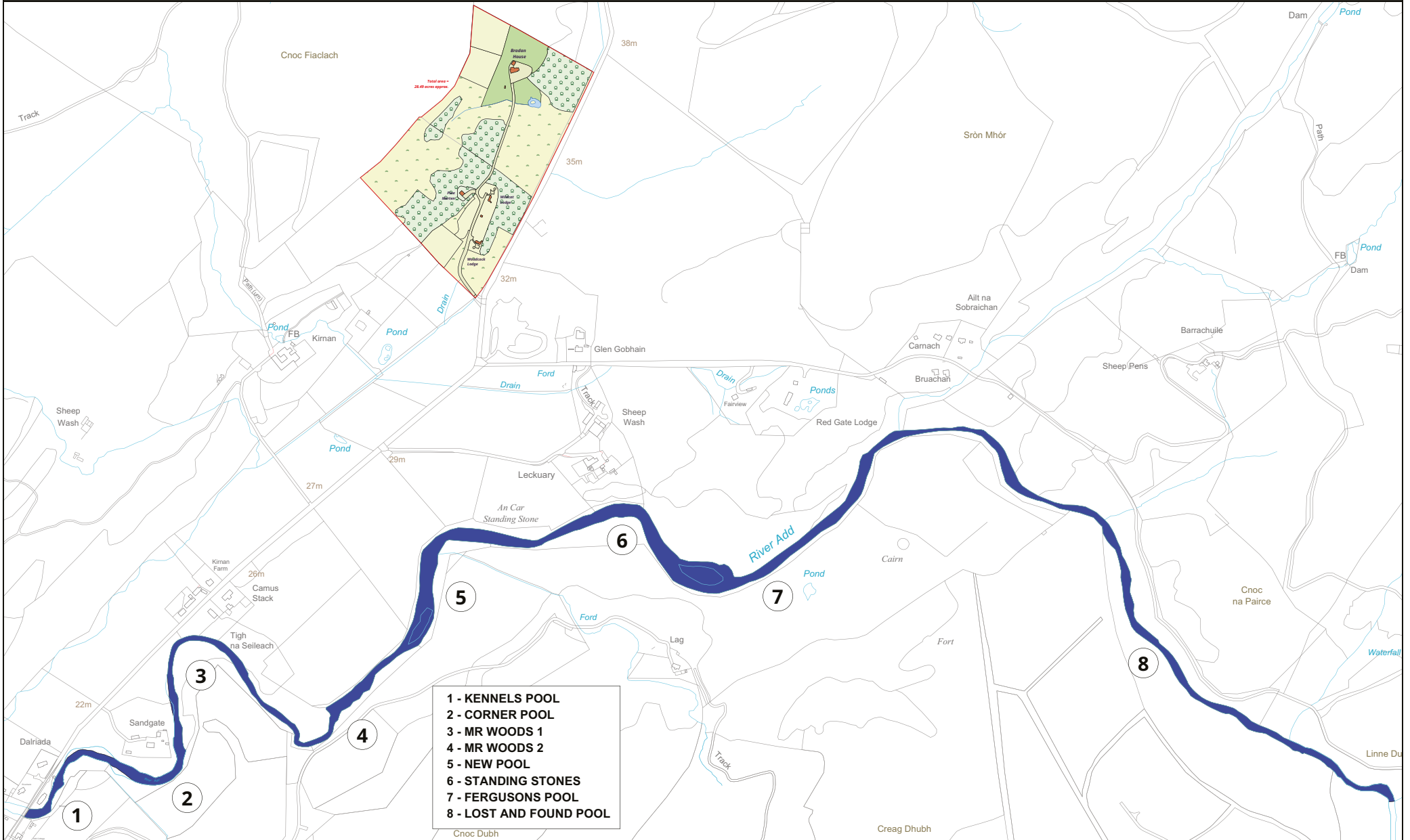
The water supply comes from a borehole situated in the land approaching the house and is pumped up to the house and lodges. There is UV filtration system in the house and each lodge.

Directions

On approaching Lochgilphead from Inverary, don't turn up the main street but carry on to the roundabout, and take the turn right to Oban on the A816. Go past the garage and swimming pool, and after about 3 miles take the turning on the right signposted Bridgend and Kilmichael Glassary. Turn right and then take the 3rd exit left signposted "Kilmichael Glen". Continue up the glen road for about 2 miles. After passing the entrance to Kirnan House on your left, continue straight on for just over 0.25 mile, go around a left-hand bend and you will see the sign for Bradan Lodges and House on your left, turn up this drive.



Bradan House with fishings



- 1 - KENNELS POOL
- 2 - CORNER POOL
- 3 - MR WOODS 1
- 4 - MR WOODS 2
- 5 - NEW POOL
- 6 - STANDING STONES
- 7 - FERGUSONS POOL
- 8 - LOST AND FOUND POOL

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Date: 15:10:24
 Drawn By: CW
 Scale: 1:6500 @ A3
 Plan Ref: 19358.1
Bradan House with fishings

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Residential Schedule

Property	Occupancy	Services	Council Tax/ Rating	EPC Rating
Bradán House	Owner Occupied	Air source heat pump heating system, private (filtered) water supply and private drainage	F	B
Woodcock Lodge	Holiday let	Electric heating, private filtered water supply and private drainage	-	E
Wild Cat Lodge	Holiday let	Electric heating, private filtered water supply and private drainage	-	E
Pine Marten Lodge	Holiday let	Electric heating, private filtered water supply and private drainage	-	D

Solicitors

Gillespie Macandrew LLP, Broxden House, Lamberkine Drive, Perth, PH1 1RA
Tel: 01738 231 000 Email: amy.eakin@gillespiemacandrew.co.uk

Local Authority

Argyll & Bute Council, Kilmory House, Lochgilphead, PA32 8XW
Tel: 01546 605522

Entry

Entry is available by arrangement with the seller.

Sporting Rights

The sporting rights are in-hand.

Timber and Minerals

All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.

Household Contents

The fitted carpets and curtains in the main house are included in the sale. Additional items of furniture within the main house may be available by separate and additional negotiation. The contents of the holiday cottages are included in the sale.

Estate Machinery and Equipment

There is a selection of machinery and equipment which may be made available to a buyer at separate and additional price.

Health and Safety

Given the hazards of a rural property we ask you to be as vigilant as possible when making your inspections, for your own personal safety.

Viewing

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

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.

Guide Price

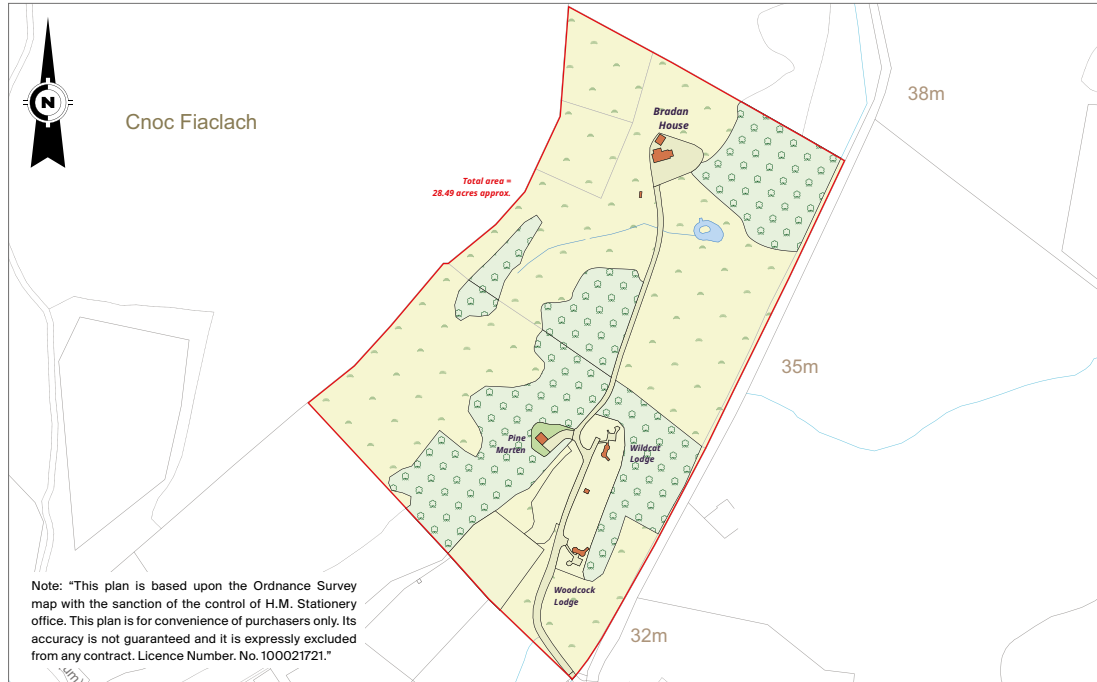
Offers over £1,250,000.

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.

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.



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.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated October 2024. Photographs and videos dated September 2024.

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