

Castleton Estate

Castleton, Lochgilphead, Argyll



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Castleton Estate

Castleton, Lochgilphead, Argyll, PA31 8RU

A wonderful residential and coastal estate on Loch Fyne including woodland, a boathouse, pier and island with consent to build a house.

Lochgilphead 2½ miles, Inveraray 22 miles, Oban 39 miles, Glasgow Airport 76 miles
(All distances are approximate)

Principal period house with 5 reception rooms, 9 bedrooms and 6 bathrooms including a swimming pool.

Carriage House with one bedroom

Attractive formal gardens and grounds | walled garden | tennis court | paddock | policy woodland

Outbuildings including garages, wood stores and stables

Mature conifer plantation extending to about 28 acres | attractive pond

Stunning Eilean Mor Island extending to about 23 acres with planning consent to build a 1-bedroom house with stunning views towards Arran.

Boathouse including a boat store, shower room and upstairs sitting room with terrace overlooking Loch Fyne

About 210 metres of foreshore frontage to Loch Fyne | slipway with vehicular access

An abundance of wildlife on the estate and along the shore including - red squirrels, otters, deer and a wide variety of birdlife including regular sightings of Sea Eagles.

For sale as a whole

About 67.74 Acres (27.41 Ha)



Edinburgh

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Situation

Castleton Estate is situated in the very private and attractive position on the north shore of Loch Fyne by a secluded bay known as Glac Mhor. The Estate is accessed via two separate driveways off the A83. The coastal town of Lochgilphead at the head of Loch Gilp is only 2½ miles away and has local amenities including two supermarkets, an excellent butcher, fishmonger and an artisan deli. There is also a sports centre, swimming pool and 9-hole golf course. In addition there is both primary and secondary schooling and an excellent medical centre.

To the north, the town of Oban is 39 miles away and is the principal commercial centre for north Argyll and the Inner Hebrides and with the main ferry terminal serving Mull as well as many of the Inner Hebridean islands as well as 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.

Castleton is the perfect location for the outdoor enthusiast with walking, cycling, sailing, wild swimming, kayaking, horse riding and golf all on the doorstep. There is of course some fantastic boating from the estate itself with its own private Boat House and pier to access Loch Fyne. The estate is only 8 miles from the scenic Crinan Canal. For sailing enthusiasts, Crinan harbour has sheltered yacht moorings. The attractive village of Tayvallich (14½ miles) has moorings, as well as an excellent pub and café. Boats from Crinan offer day trips to the famous Corryvreckan whirlpool as well as day trips to the Isles of Iona, Jura and Islay to sample whisky. The area is renowned for its abundance of wildlife with regular boat tours 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.

Salmon fishing, stalking and shooting are available to rent on a number of nearby estates.

Glasgow Airport is 76 miles away and can be accessed by road via the A83.

Description

Castleton Estate is situated on the northern shores of the spectacular Loch Fyne on the West Coast of Scotland. The C-listed Castleton House nestled at the heart of the estate includes 5 reception rooms, 9 bedrooms (3 ensuite) and 3 further bathrooms and includes a swimming pool. Adjacent there is the attractive Carriage House which includes 1 bedroom and could be used as a holiday let or ancillary accommodation to the main house. The houses

are surrounded by mature formal gardens laid to lawn with planted borders and surrounded by mature woodland. There is also a walled garden, tennis court and pony paddock. Outbuildings include stables, garaging and stores. There is an additional block of coniferous woodland at the northern boundary which was planted in 1995 and extends to about 28 acres. An attractive pond has also been created within it. A woodland walk leads down to the foreshore of Loch Fyne and includes a Boathouse complete with shower room, boat store and upstairs sitting room with balcony. Castleton includes about 210 metres of foreshore together with a concrete slipway which can be accessed via vehicle and trailer and a traditional stone pier. The Estate also includes the majestic Eilean Mor Island which extends to about 23 acres in total. The island is covered in mixed



bracken and woodland. Full planning consent has been granted on an elevated site at the southern end of the island to create a wonderful 1-bedroom house with superb views across to Arran and the Kintyre Peninsula. The policies at Castleton extend to about 67 acres in total.

Castleton offers a wonderful coastal and amenity estate on the West Coast of Scotland with the opportunity to build a dream house on your own island.

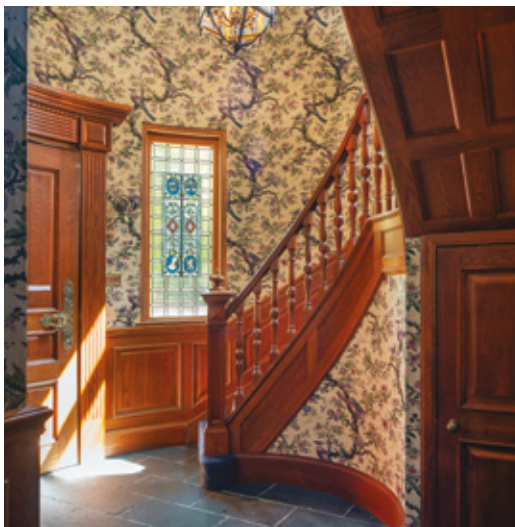
Castleton House

Castleton House which is understood to date back to the early 18th century, was enlarged in the 19th century and then again after 2000 when the previous owners added on a significant extension. The property was rewired and the majority of the roof was re-slatted in 1997.

The house is approached by two tree-lined driveways which pass through the gardens and terminate in a gravel sweep to the front. The house includes many features throughout including the atmospheric billiards room with oak panelling, the majestic drawing room with a tromp l'oeil ceiling, a gilded cornice and substantial open fireplace, the dining room and morning room which has a feature bay window with lattice windows and French doors which open to a paved terrace. There is also a pool room complete with a propulsion exercise pool, sauna and shower room. The staircase in the entrance hall rises up to a wonderful galleried landing with doors opening up into magnificent oak panelled library with feature marble fireplace. The principal bedroom suite complete with dressing room and ensuite bathroom has a terrace to take in the views overlooking the gardens and Loch Fyne beyond.

Benefitting from oil-fired central heating, the accommodation is over three storeys as follows:

Ground floor: entrance porch, entrance hall (with fireplace), billiard's room (with fireplace), drawing room (with fireplace), dining room, morning room (with fireplace), swimming pool room complete with sauna and shower, boot room, cloakroom, dining kitchen and utility room with W.C.











First floor: galleried landing, library (with fireplace), principal bedroom suite with dressing room and ensuite bathroom with roll top bath and separate shower and terrace, two further bedroom suites, four further bedrooms, family bathroom (with separate shower) and shower room.

Second floor: Two bedrooms and a shower room.

Planning consent was granted in 2006 to add an extension to the house to include a conservatory/orangery with direct access from the morning room and a new pool room with a new pool measuring 12m x 5m. The consent has since expired (see Planning).



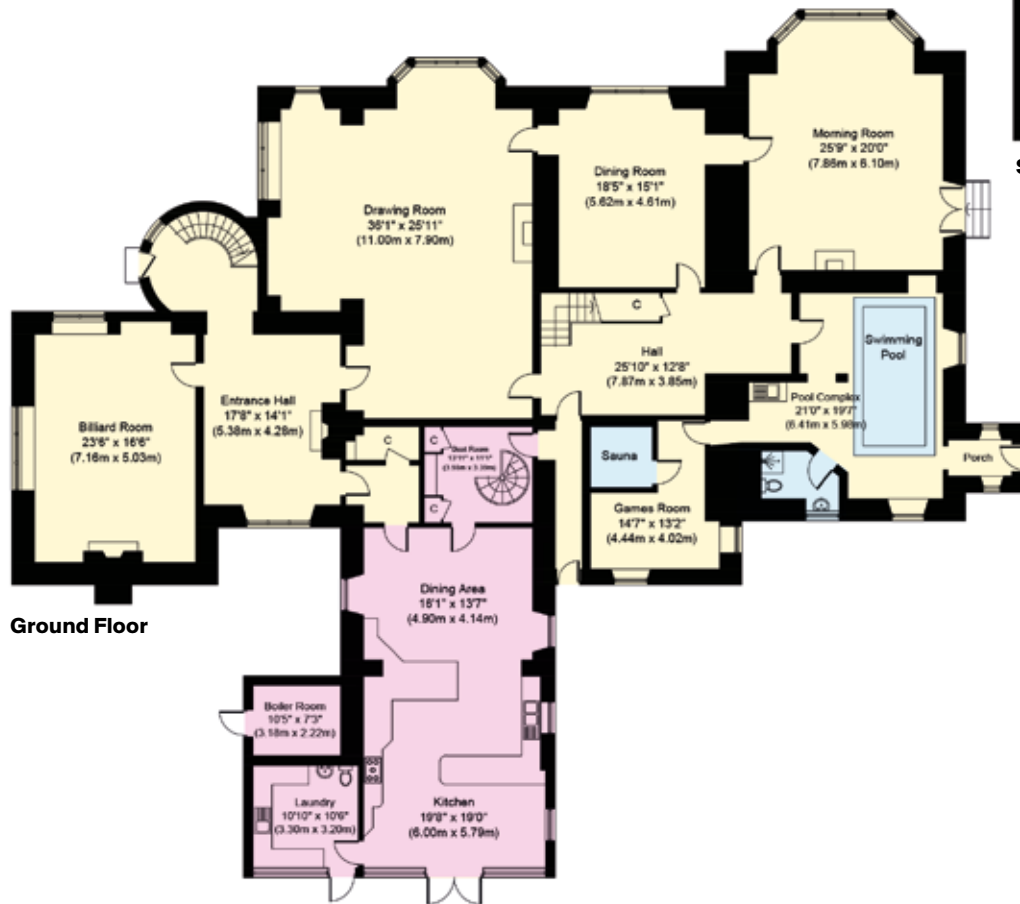
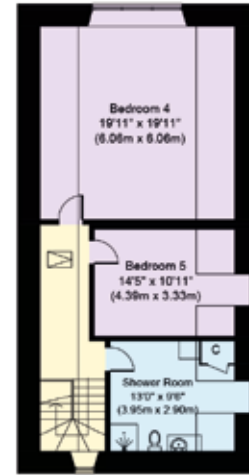




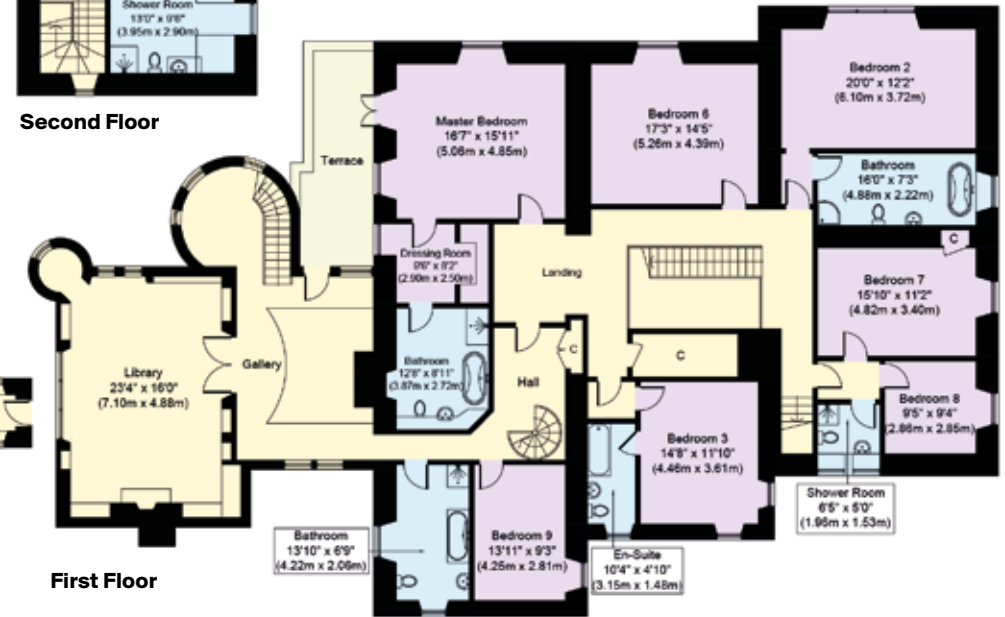
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

**Approximate Gross Internal Floor Area
858.0 sq m (9235 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.



Second Floor



First Floor

Ground Floor

The Carriage House

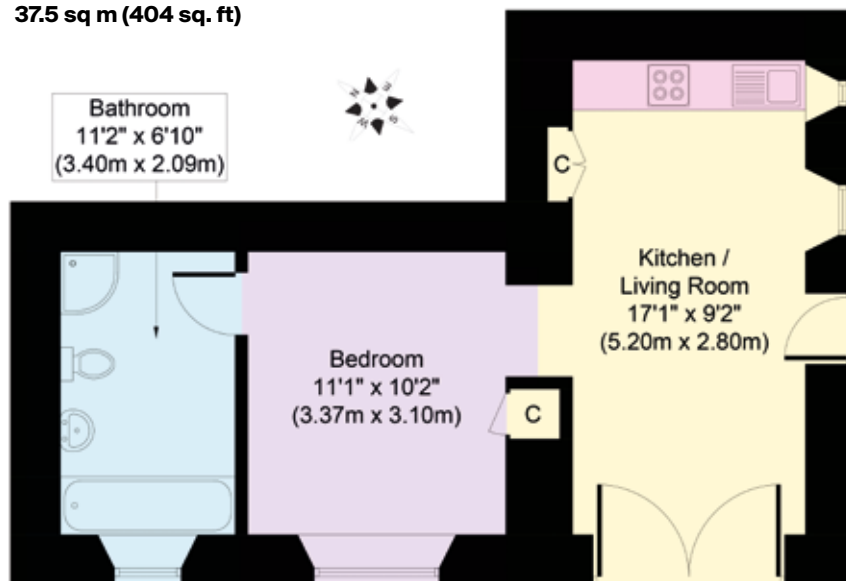
The Carriage House is situated to the rear of Castleton House. It offers ancillary accommodation to the main house or could be used as a holiday let. Constructed of stone beneath a pitched slate roof, the accommodation is as follows:

Kitchen, sitting room with doors opening out to a south-facing terrace, bedroom and bathroom with separate shower.





Approximate Gross Internal Floor Area
37.5 sq m (404 sq. ft)





Outbuildings

Situated to the north of the house there is a large timber framed outbuilding beneath a corrugated roof and includes two garages, wood store and two stables.

Gardens and Woodland

The gardens and policies at Castleton are a real feature of the Estate. To the front of the main house, there are extensive lawns with herbaceous borders and flanked by mature mixed woodland. To the north of the house there is a walled garden divided into a kitchen garden, an orchard with variety of fruit trees and a tennis court. To the west of the walled garden there is a pony paddock. Paths are interspersed throughout the gardens including down to the lochside. The policies include many specimen rhododendrons, azaleas, eucryphia, Chilean Holly (*Desfontainia spinose*), ancient fig (*Griselinia Litoralis*), Strawberry Trees, New Zealand Daisy Tree (*Olearia macrodonta*), a variety of pines, firs and mixed native woodland.

To the north of the main driveway, there is a separate block of predominantly sitka spruce planted in 1995 and some native woodland extending to about 28 acres in total.











Eilean Mor Island

Eilean Mor Island sits opposite the foreshore of the estate between Glac Mhor Bay and Loch Fyne. Extending to 23.44 acres in total the island can be accessed at low tide by foot or a short boat ride from the slipway. There are a variety of habitats on the island which was planted in the 1800's with spruce and larch, with native woodland, bracken and interspersed with blankets of bluebells.

At the southern end of the island on an elevated site, there is full planning consent (see planning) to build a house with very special views towards the Isle of Arran and the Kintyre peninsula. The planning consent is for a single storey stone

and slate house with a sitting room, kitchen, bedroom and bathroom. The foundations were put down in 2015 and the consent remains active. There is a license in place from the Crown Estate for the reinstatement of the pier and pontoon on the island.

There is a heronry on the island and occasionally sita deer access the island at the north end. There was a working croft on the island in the 1800's and Castleton Bay supported an important herring fishing community. The remains from the croft buildings are still on the island and the remains of the piers for the herring boats are still evident.





The Boat House and Slipway

The Boat House occupies a sheltered position on the edge of Glac Mhor Bay. The building is constructed of stone and block construction beneath a pitched slate roof. The accommodation is as follows:

Ground floor: double doors opening to a boat house with storage racks, winch and shower room with W.C.

First floor: large sitting room with galley kitchen and glazed doors lead out to large terrace overlooking the bay.

The doors open to a concrete slipway down to the water.

To the south of the Boat House there is an additional slipway which provides access for launching boats into deeper water than that around the Boat House. The slipway can be accessed by vehicle and trailer with a right of access over the neighbouring track.









Land

The land holding at Castleton Estate extends to 67.74 acres in total. This includes 0.45 acres pasture, 41.16 acres woodland, 23.44 acres of island and 2.69 acres roads/buildings, garden, misc.

The Estate includes about 210 metres of foreshore to Loch Fyne.

Wildlife

Castleton Estate is a haven for wildlife. This includes red squirrels, pine martens roe and sika deer. Along the foreshore and around the island, there is an abundance of birdlife including herons, wading birds, terns, gulls, divers ducks, as well as regular sightings of sea eagles. Otters and seals are often spotted.

Residential Schedule

Property	Occupancy	Services	Council Tax	EPC Rating
Castleton House	Owner Occupied	Oil-fired central heating, mains water and private drainage.	H	E
The Carriage House	Vacant	Oil-fired central heating, mains water and private drainage.	-	-

Directions

From Lochgilphead, take the A83, signposted for Inveraray and the first drive to Castleton is through stone gates on the right hand side of the road, after about two miles. The second drive is about 450 metres further on, on the right. Continue down either drive until reaching Castleton House.

What3words

///safely.solicitor.highlight

Designations/Listings

Castleton House and gate piers are C-listed.

Solicitors

Coulters Solicitors, 3 Lochside Way, Edinburgh, EH12 9DT, Tel: 0131 510 Email: ross.mackay@coulters.io

Local Authority

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

Planning

- Planning consent (ref no: 06/01703/DET) was granted in 2006 for the erection of a single storey timber framed orangery. This was renewed in 2011 (ref no: 11/01680/pp) and has since expired.
- Planning consent (ref no: 12/00465/PP) was granted originally in 2002 for the construction of a 1 bedroom house on Eilean Mor Island. The consent has since been renewed and altered. Foundations have been put in by the current owners and the consent remains live.

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.

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.

Rights of Access and Title Conditions

Castleton Estate has a formal right of access over the two driveways leading to the properties as shown on the sale plan.

There is also a formal right of access over a neighbouring track down to the slipway as shown on the sale plan.

Health and Safety

Given the hazards of an estate 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.

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.



Connecting people & property, perfectly.

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/legals/privacy-statement>. Particulars dated August 2021. Photographs dated August 2021. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 6AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com.

