



The Stables, Achnacloich, Oban, Argyll and Bute

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An **attractive converted stable block** with two first floor flats with garaging and stores below offering further development potential on the west coast.

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## Summary of accommodation

### Inner Lodge (First floor)

Hallway | Sitting room (with open fire) | Kitchen | Two double bedrooms | Family bathroom

### Outer Lodge (First floor)

Hallway | Dining kitchen with sitting room | Two double bedrooms | Family bathroom

Large ground floor area extending to 3,111 sq ft including garaging and various stores offering residential development potential (subject to planning consent).

Communal enclosed gardens laid to lawn with planted borders

A short walk from Loch Etive foreshore

For sale as a whole

About 0.68 Acres

## Distances

Taynuilt 4 miles, Oban 8.5 miles, Glasgow City Centre 83 miles  
(All distances are approximate)



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0131 222 9600  
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## Situation

The Stables is situated in a private position, close to the shores of Loch Etive on the West Coast of Scotland, just 8.5 miles north of Oban. The village of Taynuilt is only 4 miles away and provides a range of local services including an excellent grocery store, a butcher, a medical centre, a hairdresser, a tearoom, a post office, a 9 hole golf course, a primary school and two churches. There is also a train station with a direct service to Glasgow and the village has a regular bus service to Oban and the south. The nearest fuel station, garden centre and pub are just 7 miles away at Bridge of Awe.

Oban, also known as the 'Gateway to the Isles', and the seafood capital of Scotland, has a more extensive range of services including a supermarket, restaurants, primary and secondary schooling and a hospital. The ferry ports have regular services to the Inner Hebridean islands including Mull, Iona, and the Treshnish Isles. For the whisky enthusiasts, there is Oban distillery.

Oban airport is 4.5 miles away with daily flights to Coll, Colonsay, Tiree and Islay. Glasgow Airport (80 miles) provides regular flights to London as well as to a range of national and international destinations.

The local area is a fantastic base for exploring the West Coast of Scotland with a great variety of outdoor activities available. Fishing, mountain biking, sailing, golfing, and diving are all available nearby. The nearest marina is at Dunstaffnage, only 5 miles away, Loch Etive is also the perfect area for kayaking and canoeing. For hillwalkers, there is the Munro, Ben Cruachan, within 17 miles of the house. The wonderful oak woodlands of the Glen Nant National Nature Reserve are situated just south of Taynuilt.

The nearby Loch Etive is a Special Area of Conservation (SAC) and rises in Glen Etive, made famous by the James Bond film Skyfall. The Loch is well known for its sandy beaches and sea fishing with good catches of pollock and mackerel.

There are plenty of cultural and historic sites to visit nearby, including the historic Iron Furnace in Taynuilt, Cruachan Hollow Mountain and Inveraray Jail.

## Description

The Stables is situated in a private position, accessed off the main road (A85), via a private shared driveway. The property was formerly the stables to Achnacloich House which is situated a short distance away. Understood to date back to between 1871 - 1897. The Stables is a traditional u-shape Stables block. The first floor of the building was converted into two letting apartments as follows:

## Outer Lodge

Stone steps lead up to the entrance of the Outer Lodge. Benefitting from double glazing, the accommodation is as follows:

Hallway, dining kitchen with sitting room, two double bedrooms and family bathroom.

The property is currently let on a Short Assured Tenancy for £367.50 per month.





## Inner Lodge

Stone steps leads up to the entrance of Inner Lodge. Benefitting from double glazing, the accommodation is as follows:

Hallway, sitting room (with open fire), kitchen, two double bedrooms and family bathroom.

The property is currently let on a Short Assured Tenancy for £500 per month.

The ground floor of the stables currently comprises a large double garage and various stores. It also houses the oil-fired boiler and the UV filtration system for the water supply. The stables would lend itself to development potential subject to gaining the necessary planning consent(s).

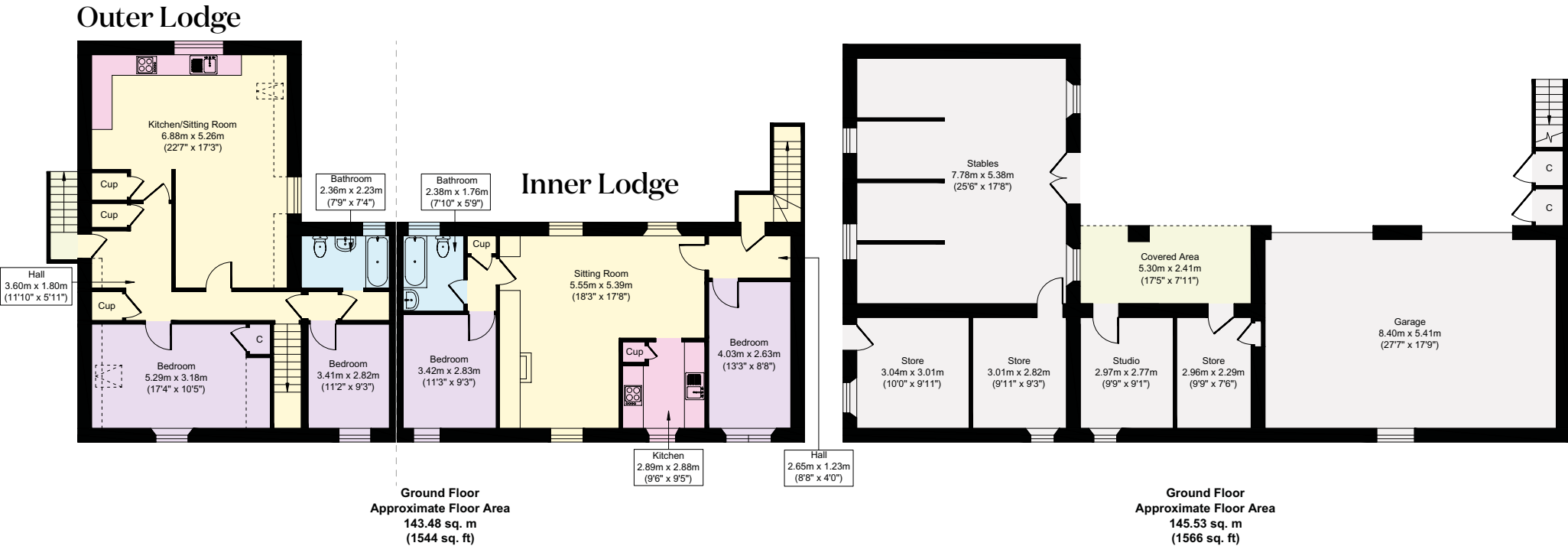


# The Stables, Achnacloich, Oban, Argyll and Bute, PA37 1PR

Approximate Gross Internal Floor Area  
289.02 sq m ( 3,111 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





## Gardens and grounds

There are formal gardens to the front and side with lawns, planted borders and interspersed with some mature specimen trees. The grounds extend for about 0.68 acres in total.

## Directions

From Glasgow take the A82 to Tyndrum, then veer left onto the A85 signposted for Oban. Continue for 24 miles. When reaching Taynuilt village, continue straight on for just under 4 miles. After going under the railway bridge, take the next turning on the right. Continue down the private road for less than 0.25 miles, the Stables is the first turning on the left.

## WHAT3WORDS

///fells.poets.fizzled



## Residential schedule

Property	Occupancy	Services	Council Tax	EPC Rating
Inner Lodge	Vacant	Oil-fired central heating, private (filtered) water supply and shared private drainage	B	D
Outer Lodge	Let	Oil-fired central heating, private (filtered) water supply and shared private drainage	B	G

## Solicitors

Gillespie Macandrew Solicitors, Broxden House, Lamberkine Drive, Perth PH1 1RA

Tel: 01738 231013 Email: Murray.Soutar@gillespiemacandrew.co.uk

## Local authority

Argyll & Bute Council, Kilmory House, Lochgilphead, Argyll, PA32 8XW

Tel: 01546 605522

## Entry

Entry is available by arrangement with the seller.

## Household contents

Fitted carpets and curtains are included in the sale.

## Timber and minerals

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

## Designations

The grounds surrounding The Stables are designated as part of an Inventory Garden & Designed Landscape. Achnacloich is recognised as an important example of a west coast woodland garden.

## Viewing

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

## 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.

## Offers

Offers over £375,000 should be submitted in Scottish legal form to the selling agents.

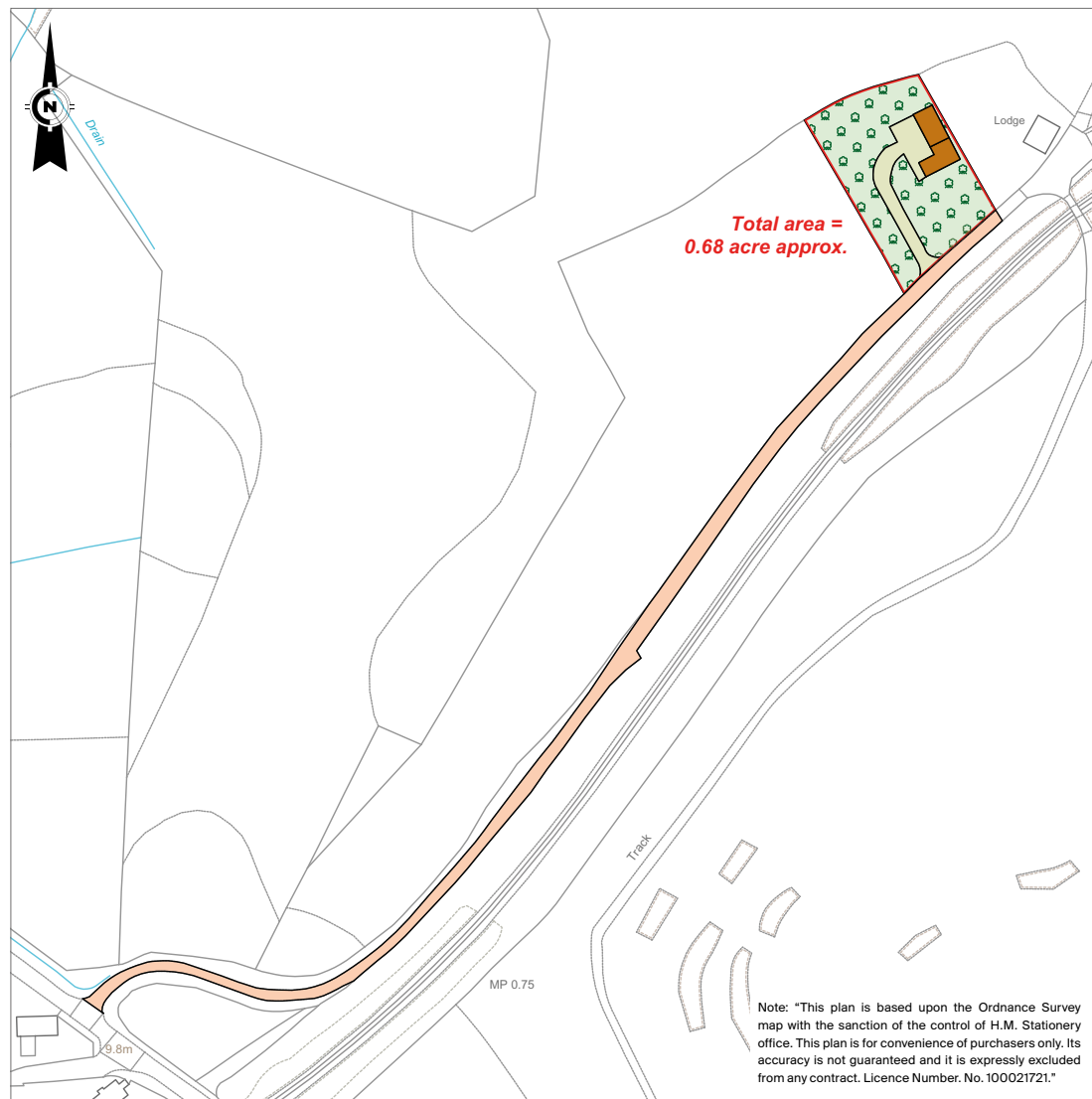
Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

## 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.

## 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/legals/privacy-statement>.

Particulars dated September 2022. Photographs dated August 2022.

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