



PLAY VIDEO

Islay House, Bridgend, Isle of Islay, Argyll & Bute





An iconic refurbished country house hotel set in beautiful island scenery.

Summary of accommodation

Ground Floor: Entrance porch | Reception hall | Office | Drawing room | Bar room | Dining room | Servants hall | Commercial kitchen | Public WCs | Sorn suite (1) | Butler's pantry | Wine cellar and various ancillary accommodation

First Floor: Landing | Piano room/upstairs sitting room | Margadale suite (2) | Friedrich suite (3) | Rhuvaal suite (4) | Saligo suite (5) | Two bedroom butler's flat | A further selection of six former bedrooms, three bathrooms and ancillary accommodation yet to be refurbished

Second Floor: Landing | Bluebell suite (6) | Thatcher suite (7) | Colonsay suite (8) | Oransay suite (9) | Laggan suite (10) | Snowdrop suite (11) | A further selection of four former bedrooms and one bathroom with potential to refurbish | Two former bedrooms and bathroom above the Butler's flat

Third Floor: Two former bedrooms in the East Wing | Two former bedrooms in the West Wing

About 28.84 Acres

Gamekeepers Cottage: Including four bedrooms and currently used as staff accommodation

Rear courtyard including a range of stores, game larder and former dairy

Large established gardens with formal lawns | Planted borders mixed mature woodland | Walled garden and orchard

Attractive income stream from hotel business with potential to increase the accommodation and turnover

Potential for alternative uses including as a private country house or corporate venue

Stunning coastal views over Loch Indaal

Distances

Bowmore 3 miles, Port Ellen 12 miles, Islay Airport 9 miles

(All distances and times are approximate)



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Situation

Islay House is situated just outside the small village of Bridgend at the head of Loch Indaal at the centre of Islay with a dramatic outlook down the loch and out to sea.

Islay is the most southerly of the Hebridean islands off the West Coast of Scotland, with a population of around 3,228 people, and can be accessed by ferry or air. It is known as the 'Queen of the Hebrides' for its natural beauty.

Bridgend is 0.5 miles away and has a shop, hotel and petrol station. The main village on the island, Bowmore, is 3 miles away and offers more extensive services including a range of shops, supermarkets, high school, banks, as well as hotels, restaurants, a leisure centre and the island's hospital. Bowmore also has a sheltered harbour.

Islay is famous for a number of things, perhaps primarily its whisky. Islay is one of the five whisky distilling regions in Scotland. There are currently nine active distilleries on the island (Ardbeg, Ardnahoe, Bowmore, Bruichladdich, Bunnahabhain, Caol Ila, Kilchoman, Lagavulin and Laphroaig) and the whisky industry is the island's second largest employer after agriculture. There are at least two new distilleries under development, Portintruan and Port Ellen, as well as significant investment on the island to increase production of existing distilleries and to add world-class visitor experiences, including the new Johnnie Walker experience at Caol Ila. An annual whisky and music festival known as Feis Ile is held over 10 days at the end of May attracting over 10,000 visitors.

The island is also famed for its golf. Nestled within the dunes of a pristine seven mile beach on the west coast of the island, The Machrie is a world championship golf links, as well as a very comfortable 47 bedroom hotel. The neighbouring Isle of Jura is also home to the new Ardfin golf course, which has been ranked as one of Scotland's top courses alongside The Machrie. The Island is popular for birdwatchers with two RSPB reserves where a range of Hebridean birds can be seen, including Greenland barnacle and white-fronted geese, choughs, corncrakes and hen harriers. There are also sea safari trips during the summer months with regular sightings of sea eagles, wild otters, seals, dolphins, basking sharks and whales.



The 130 miles of coastline boast impressive cliffs, as well as miles on end of golden sandy beaches, with the exception of Claggain Bay which instead consists of huge pebbles - a great playground for children!

Islay has rich heritage dating back 12,000 years. There is a museum showcasing its history in Port Charlotte. There are a number of important historic sites, including several standing stones, ancient chapels, Celtic crosses, and Finlaggan - Capital and Parliament of the Lords of the Isles.

For the sporting enthusiasts, deer stalking, shooting, wildfowling, as well as both salmon and trout fishing, are all available to rent off a number of nearby estates on the Island. Islay offers some superb scenery for walkers including spectacular coastal walks along Machir Bay, the wide sands of Loch Gruinart or the sheltered coves around the Rhinns.

Getting to the island, there are between 4-6 sailings per day between Kennacraig on the mainland and Port Ellen (12 miles) and Port Askaig (8 miles) on Islay - the crossing takes about 2 hours. There is also a less frequent ferry from Oban via Colonsay.



There are daily flights with Loganair between Glasgow and Islay airport at Glenegedale (9 miles) which take 45 minutes. There is also a weekly flight to Oban airport with Hebridean Air. During the spring and summer, there is a fast speed rib (Kintyre Express) which operates between Port Ellen and Ballycastle in Northern Ireland. Islay Airport at Glenegedale often accommodates various sizes of private jets and other aircraft, while helicopters can land on the front lawn at Islay House, amongst other nearby landing sites.

Historical note

Islay House is one of Britain's most historic houses, having played host to many distinguished guests, from Prime Ministers to Queen Elizabeth II, over the course of its great history.

Sir Hugh Campbell of the Campbells of Cawdor first built a L-house at the head of Loch Indaal in 1677. Kilarrow House, as it was then known, laid the foundations for what would go on to become Islay House as we know it today. Falling on hard times, the Cawdor Campbells sold most of Islay and Jura (including Islay House) to Daniel Campbell of the Campbells of Shawfield in 1726. Daniel Campbell began to expand Kilarrow House in 1737, realising its significance at the centre of life on Islay.

The most dramatic change to Kilarrow House occurred in 1760 when Daniel Campbell's grandson, Daniel "the Younger", added the now iconic twin stair towers and Palladian windows to the house. It was at this time that "the Big House" became known as Islay House. This change occurred when Daniel "the Younger" decided to relocate the nearby village of Kilarrow to the other side of Loch Indaal as a new settlement, which was the first grid-plan town in Scotland, named Bowmore. This move allowed the Campbells greater privacy and a much-improved view over the sea loch, whilst also allowing them to keep an eye on the locals across the water in Bowmore. Evidence of Daniel "the Younger's" importance to Islay House can still be seen today at the East Tower; his initials are engraved on a folly above the lintel at the front of the property.

Daniel "the Younger's" brother, Walter, inherited the estate and was responsible for the foundation of Islay House Square to the rear of the property.







Originally a series of workshops and stables to service the Campbell Household's needs, today Islay House Square is a thriving hub of local businesses.

By 1825 much of the layout of Islay House as we know it today had already been put in place, including the surrounding woodland, ornate lawns and the walled kitchen garden. During the 1840s, Scotland's most famous architect, William Playfair, designed the iconic Baronial style rear of Islay House, mainly as "servants' quarters".

The Campbells lost possession of Islay House when declared bankrupt in 1847. Following a brief period during which the house was owned by an Edinburgh trust, it was taken over by James Morrison MP when he bought the Isle of Islay in 1853. The next major changes to Islay House occurred when Hugh Morrison inherited Islay in 1909. It was at this time that the final wing, designed by another famous architect, Detmar Blow, was added in a mock Georgian style to mirror the opposite side of the front of the house.

In 1985, the Morrison family ended their affiliation with Islay House when it was sold to the retired United States Navy Top Gun, Captain Thomas Friedrich. The house remained the Friedrich family private residence until 2014 when it was bought by the current owners, with the vision of opening Islay House to the public as a hotel for the first time.





After an extensive renovation and restoration project, Islay House opened its doors to the public in September 2016.

Islay House

The A-listed property is situated in a private position facing southwest, overlooking its magnificent gardens and beyond to the coast and Rhinns mountains, with unparalleled sunset views. It is approached off the main road via a private driveway which is flanked by pristine lawns, terminating in a gravel car park at the front, with additional gravel parking at the rear.

The renovation of the house over the course of three years by the current owners was significant. This included re-wiring, re-plumbing, a new drainage system, new central heating system with new oil boiler, new fire safety sprinkler system, connection to a mains water supply (previously private) and also some re-roofing. Previously 27 bedrooms, the refurbishment was carried out to create eleven spacious and characterful bedroom suites over three storeys. The newly installed services have the capacity to serve the remaining 16 bedrooms in the original planning permission if the purchaser decides to redevelop the remainder of the accommodation. On the first floor is the very attractive Piano Room/Sitting Room with coastal views and an open fireplace. The eleven bedroom suites have been refurbished to a very high standard, each with their own character, view and benefiting from either a free-standing bath and a separate shower, or a large shower room. The suites are situated over three storeys (one suite on ground floor, four suites on the first floor and six suites on the second floor). As well as benefiting from a two bedroom Butler's flat on the first floor, there is the opportunity to refurbish the remaining accommodation (16 en suite bedrooms) over the ground, first, second and third floors.

The full accommodation is laid on the floorplan as shown.

Courtyard

To the north of the central section of the house is a courtyard with a range of stores connecting the house to the Gamekeeper's Cottage. There is also a smaller courtyard with doors off to a former game larder and dairy.



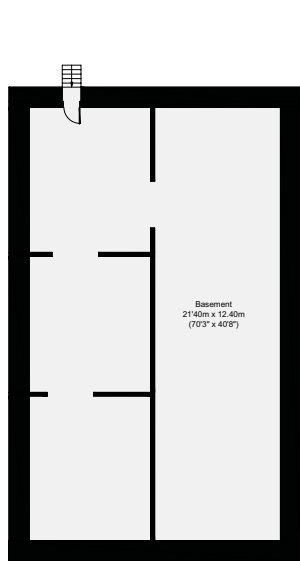
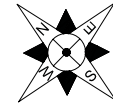


Islay House, Bridgend, Isle of Islay, PA44 7PA

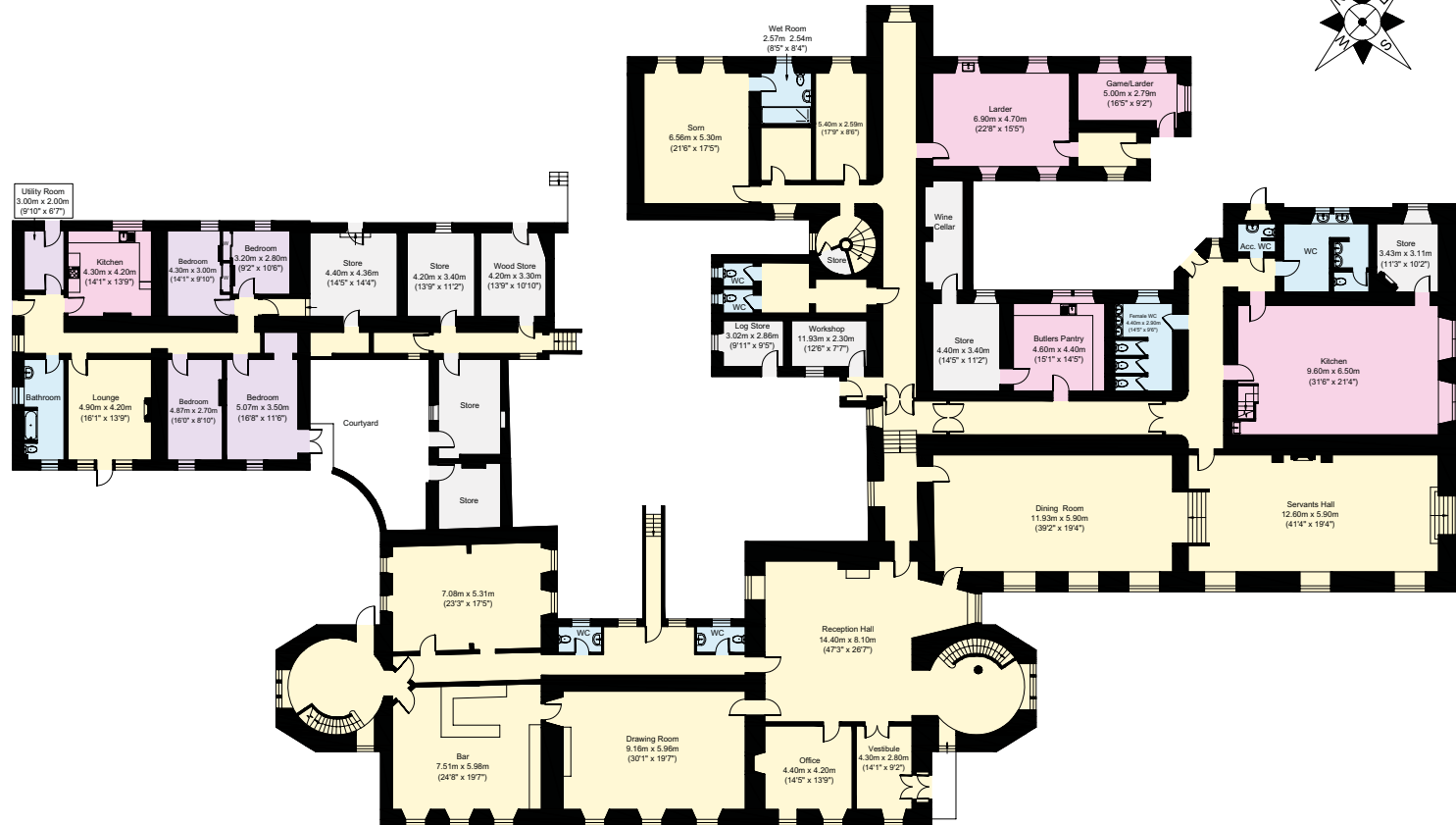
Approximate Gross Internal Floor Area
 3,001.11 sq m (32,304 sq. ft)

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.

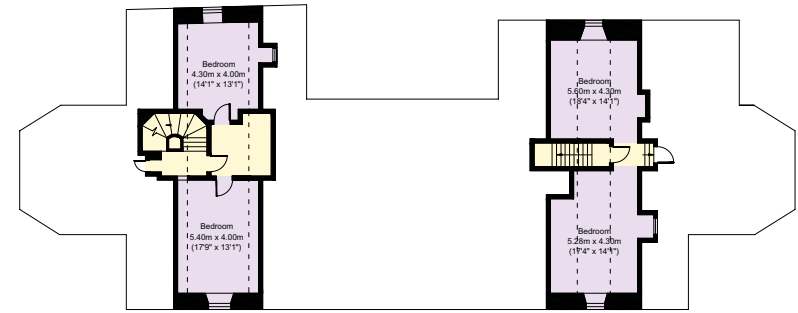
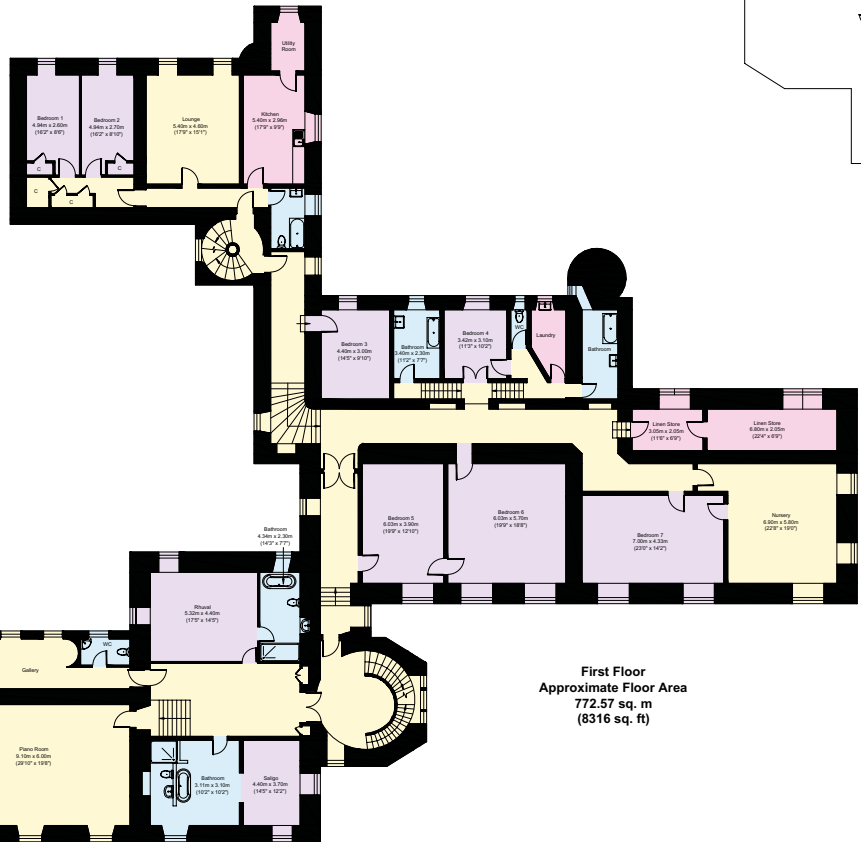
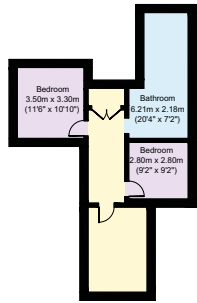
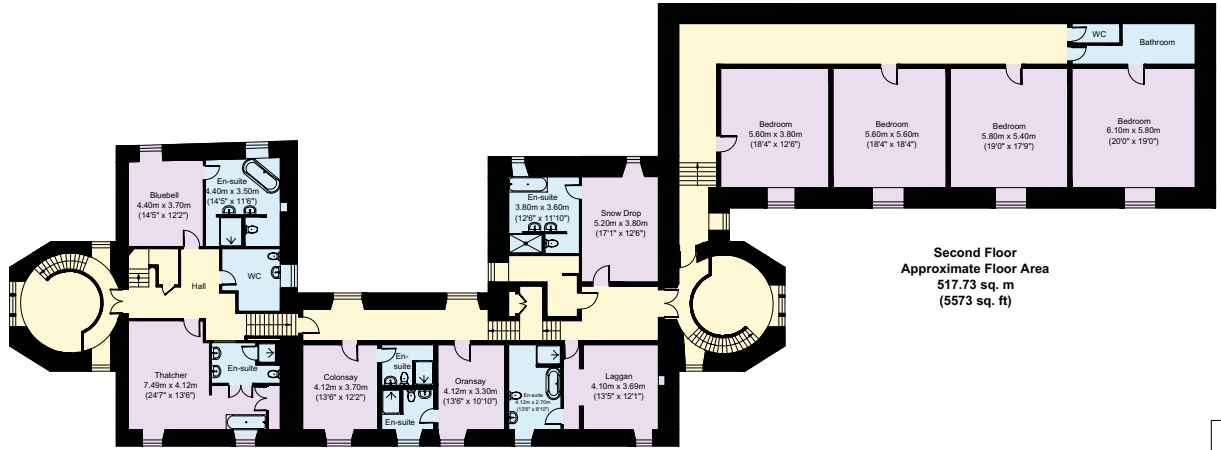
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Basement
 Approximate Floor Area
 265.36 sq. m
 (2856 sq. ft)



Ground Floor
 Approximate Floor Area
 1269.31 sq. m
 (13663 sq. ft)



Gamekeepers Cottage

To the rear of the house is a cottage comprising a living room, kitchen, utility room bathroom and four bedrooms. It is currently used as staff accommodation.

Boathouse

Near the main entrance is a stone building previously used as a boathouse and now used for storage. Potential uses include as a store or additional accommodation, subject to any usual planning consents.

Gardens and grounds

Islay House sits in over 28 acres of mature gardens. In front of the house are extensive lawns, flanked by banks of rhododendrons. To the west of the house is a block of open woodland including rhododendrons and spring bulbs, boasting some of Scotland's best displays of snowdrops, daffodils and bluebells, all of which carpet the ground in their season and have historically been harvested every three years, with historical income of between £5-10,000. In the past, over 1,000 young trees were planted by the previous owners to supplement the natural regeneration.



Gamekeepers Cottage



Butler's Flat



Boathouse





The grounds continue east of the house down to the main entrance with equally beautiful displays of seasonal flowers. There is further woodland with some fine mature trees which are believed to be remnants of a medieval forest.

In the corner of the grounds is a very large (circa five acre) sheltered walled garden. Originally known as “the Kitchen Garden”, the garden dates back to the 1700s. Its historic primary function was to supply the residents of Islay House with fresh produce and it was subsequently revitalised in the 2000s. In addition to large growing areas, there is a former Victorian glasshouse that could be restored, plus fruit netting, an orchard and an ornamental area housing various UK champion trees. Finally, there is a rustic small gardener’s bothy with mains water and electricity.

Residential schedule

Property	Occupancy	Services	Council Tax	EPC Rating
Islay House	Hotel	Mains electricity, oil-fired central heating, mains water supply and shared private drainage.	H	F
Gamekeeper’s Cottage	Service Occupancy	Mains electricity, oil-fired central heating, private (filtered?) water supply and shared private drainage.	E	E

Directions

From Port Ellen or Islay Airport, take the A846 north through Bowmore and continue to Bridgend. In Bridgend, cross the bridge, turn left, and the gates to Islay House are on the right alongside a gatehouse.

What3words

///landlady.eminent.songbirds

Solicitors

Brodies LLP, 58 Morrison Street, Edinburgh, EH3 8BP

Tel: 0131 228 3777 Email: jordon.reid@brodies.com



Ownership and sale structure

Islay House is held via a Scottish Limited Company, Islay House Limited (SC486627), which includes the heritable property and all trading contracts etc. A proposed purchaser may be interested in a share sale rather than an asset sale for various tax reasons.

Local authority

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

Entry

Entry is available by arrangement with the seller.

Fixtures and fittings

The fixtures and fittings are owned outright and are included in the sale.

Moveables

Items of stock such as furniture, artwork, linen, food and beverage stock, as well as a selection of Estate machinery and equipment, can be purchased by separate negotiation.

Staff

The business operates on an outsourced staffing model using a local agency.

Licensing

The business operates with all the necessary licenses.

Trading information

Further details are available from the selling agents.

The business

Islay House is run as a hotel and is marketed through its own website (www.islayhouse.co.uk) together with booking.com, Expedia, Airbnb and other online travel agents.

Average room rates vary in the current 2022 season from £260-£440 per night for bed and breakfast. The dining room and servants hall can seat up to 100 guests.

Islay House is also used to host a series of events throughout the calendar year such as an Open Day at the annual Whisky Festival, the Cantilena Music Festival and other ad hoc local community events. It is also a popular wedding venue; the whole hotel can be rented out for exclusive use and a marquee can be pitched on the front lawn. Weddings of up to 200 people have been hosted in the past.

Accreditations

Islay House maintains an 'Exceptional' 9.4 rating on Hotels.com, a 9.2 rating on Booking.com, a 4.7 out of 5 rating on Expedia and a 4.5 out of 5 rating on TripAdvisor

Viewing

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

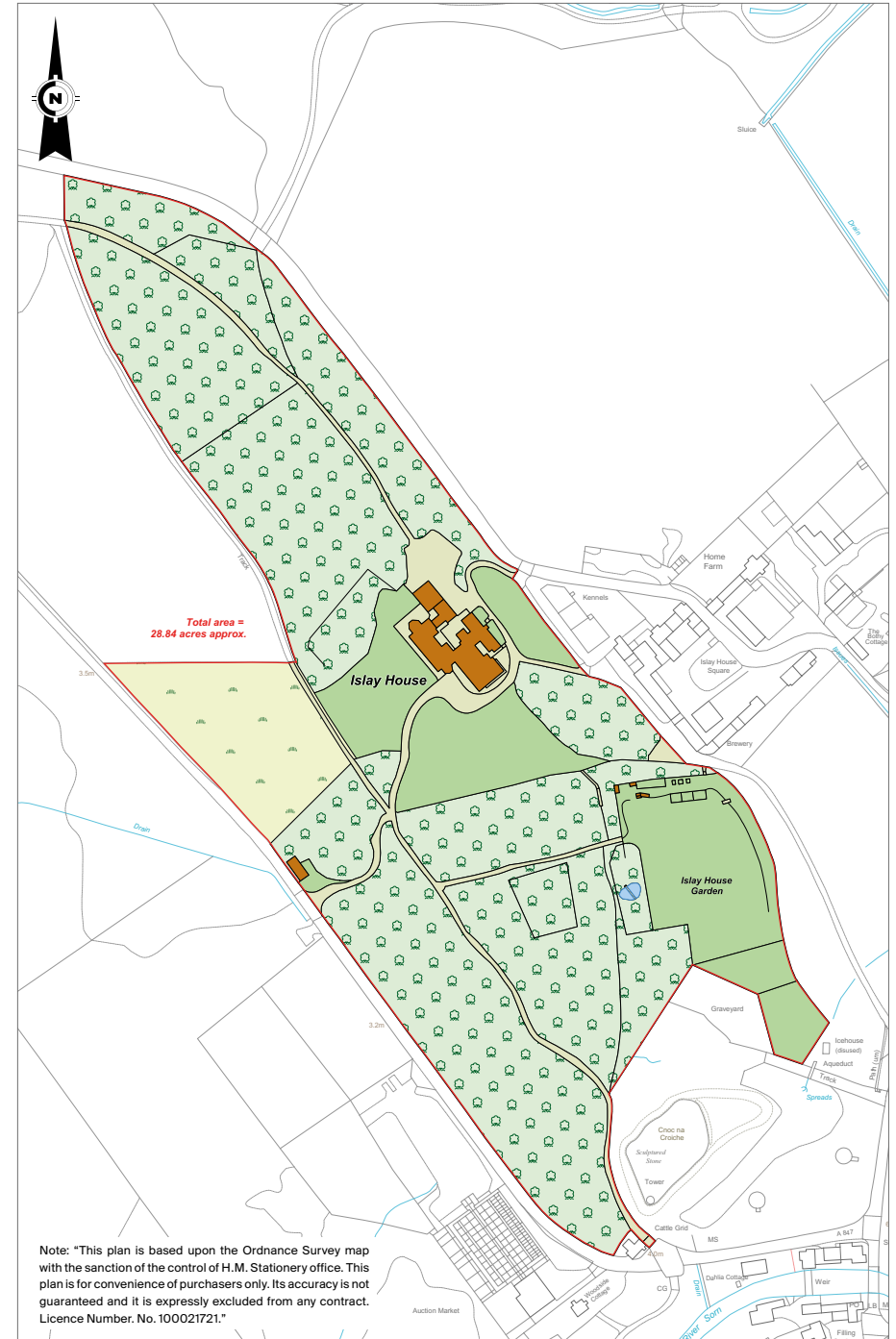
Listing/designations

Islay House is category A-listed by Historic Scotland, and the gardens are designated as an Inventory Garden & Designed Landscape.

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 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.

Offers over

£3,000,000



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.

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