



PLAY VIDEO

Glenmore House, Kilmelford, Oban, Argyll & Bute

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An attractive twelve bedroomed **west coast country house** with walled garden and paddock situated in an elevated position with views towards Loch Melfort.

**Summary of accommodation**

**Ground Floor:** Entrance porch | Hallway with wood panelling | Drawing room (with open fireplace) | Cloakroom | WC and flower room | Sitting room (with wood burner) | Dining room (with open fireplace) | Shower room | Office | Kitchen | Utility room | Larder

**First Floor:** Landing | Small sitting room | Family bathroom | Principal double bedroom | Single bedroom | Two further double and one further single bedrooms | Family bathroom | WC

**Second Floor:** Two double bedrooms | Family bathroom

**South Wing**

**Ground Floor:** Sitting/dining room (with wood burner) | Small kitchen | Larder/store room | Family bathroom

**First Floor:** Two double bedrooms | Family bathroom

**Distances**

Kilmelford 0.5 miles, Oban 16 miles, Lochgilphead 22 miles, Glasgow Airport 101 miles (All distances are approximate)



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**North Wing**

**Ground Floor:** Dining room (with wood burner) | Small kitchen | Sitting room (with wood burner)

**First Floor:** Two double bedrooms | Single bedroom | Family bathroom

Workshop | Two single garages | Greenhouse | Two woodsheds

Formal gardens with tiled patio | Terraced slopes to a stone ha ha | Walled garden with orchard, raised beds and box hedging | Paddock extending to about 3.86 acres

**About 8.14 Acres in Total**





## Situation

Glenmore is situated in an elevated and private setting only 16 miles south of Oban with wonderful views across to Loch Melfort. It is situated just outside the coastal village of Kilmelford. The picturesque village has local amenities including a small hotel, general store (including a post office, gift shop and tearoom) and its own yachting marina, Kilmelford Yacht Haven which is a popular destination for those looking to sail along the west coast. There is a primary school in the village of Kilninver just 8 miles away.

Oban, known as the "Gateway to the Isles", and the seafood capital of Scotland, has an extensive range of services including supermarkets, restaurants, primary and secondary schooling, sports and leisure facilities, a hospital and train station. The ferry ports have regular services to the Inner and Outer Hebridean Islands including Mull, Iona, Barra and Uist. Oban Airport at Connel is 20 miles away with daily flights to Coll, Colonsay, Tiree, and Islay. Glasgow Airport (101 miles) provides regular flights to London and 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, cycling, mountain biking, sailing, golfing and diving areas are all available nearby. The area also has an abundance of wildlife including hen harriers, ospreys, golden eagles, white-tailed eagles, otters, and red squirrels.





## Glenmore House

Glenmore House is accessed off the main road (A816) via a private shared driveway which forks left towards the property with ample parking to the front. The house has been in the same family for 170 years. It is understood the main part of the house dates to the early 1800s. The property was enlarged and upgraded in 1935/36, including the installation of electric heating (powered by a private hydro scheme), and bathrooms with bespoke tiling. In the 1980s the house was re-wired and connected to the mains grid.

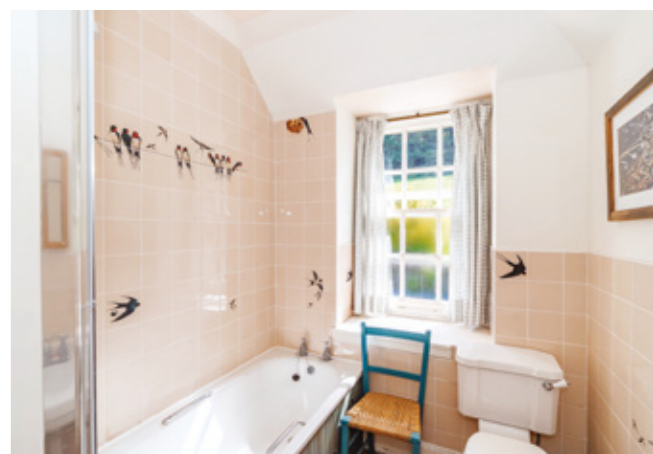
The house sits in a prominent position with fine views across to Loch Melfort. Internally, the house has retained many period features in the three main reception rooms including the drawing room, with its decorative frieze, stone fireplace, two bay windows, and French windows leading to the patio; the sitting room with a wood burner and French windows to the west; and the dining room with an open fireplace. The wood panelled entrance hall and main staircase, with its carved newel posts, are a special feature. The main part of the house includes three double bedrooms, two single bedrooms and two bathrooms on the first floor and an additional two double bedrooms and bathroom on the second floor.

The house benefits from two 2-storey wings which are connected to the main house internally. Each wing can also be accessed separately from outside offering great flexibility of accommodation. The south wing includes a kitchen, sitting room (with wood burner), two bedrooms and two bathrooms. The north wing includes a kitchen, sitting room (with wood burner), dining room (with wood burner), two double bedrooms, a single bedroom and family bathroom.

The house offers a wonderful family house with options for a 'granny' wing or self-catering wings. The main part of the house was run as a successful B&B prior to COVID. The property would benefit from some upgrading and installation of a central heating system.









# Glenmore House, Kilmelford, Oban, Argyll & Bute, PA34 4XA

Approximate Gross Internal Floor Area

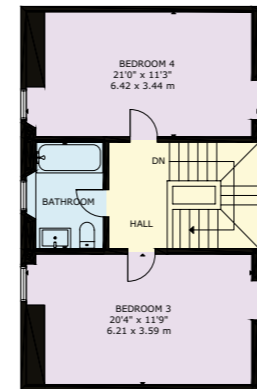
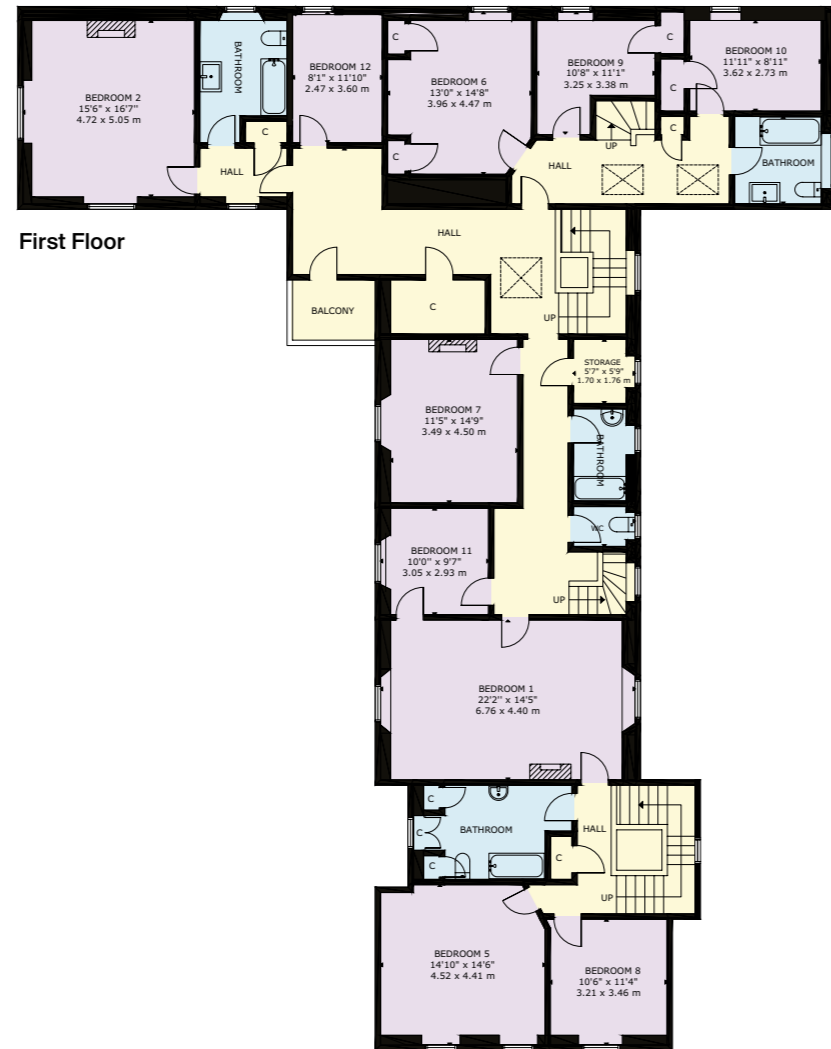
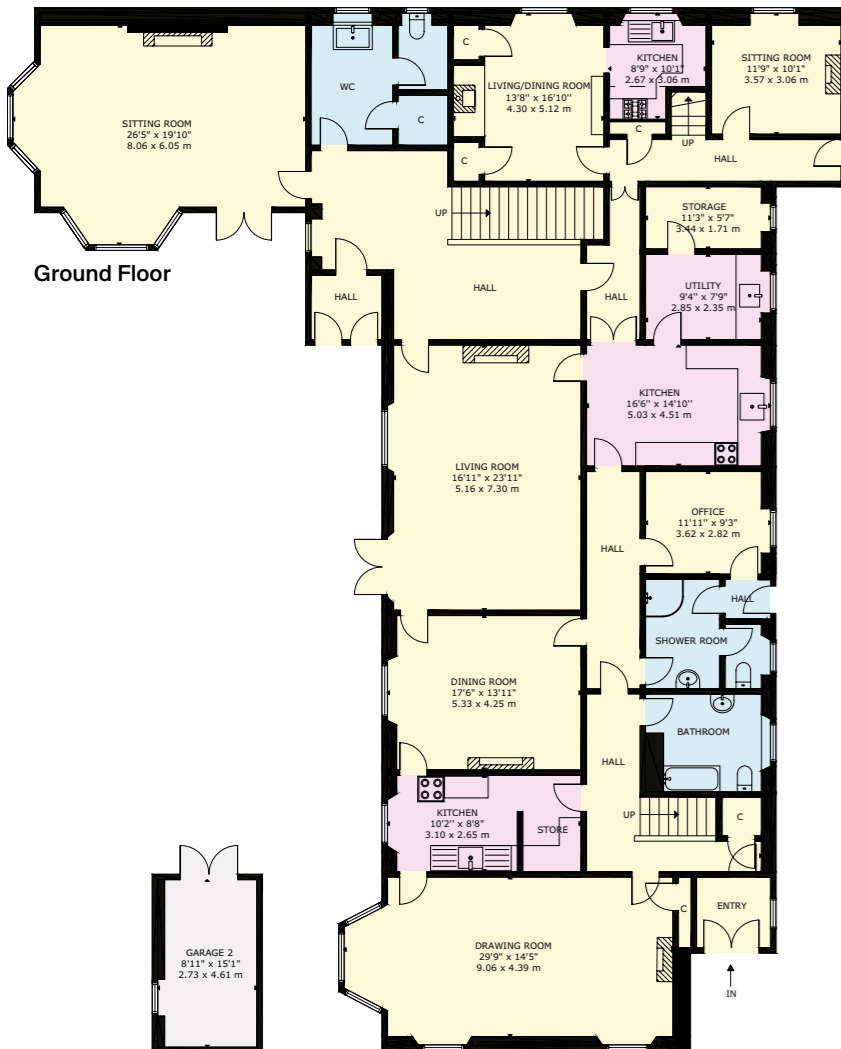
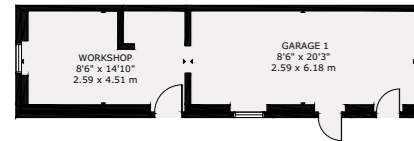
7,650 sq ft / 710 sq m

Garage (1): 172 sq ft / 16 sq m

Workshop: 129 sq ft / 12 sq m

Garage (2): 140 sq ft / 13 sq m

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



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



## Gardens

The tiled patio/terrace outside the drawing room offers seating areas to the south and to the west, with fine views to Loch Melfort. There are formal gardens to the front and side of Glenmore with formal lawns, planted borders and grass and flower slopes down to a stone ha-ha. A path leads through some woodland until reaching an impressive 1- acre walled garden. It includes planted borders, box hedging, raised beds, an orchard and a hen run. The gardens and policies provide an abundance of colour through the seasons including carpets of snowdrops, daffodils, wild garlic and bluebells, along with rhododendrons. To the rear of the house there is a paddock which extends to about 3.86 acres of pasture. The policies extend to about 8.14 acres in total.

## Outbuildings

To the rear of the house, there is a single garage and workshop. To the north there is a greenhouse. To the south, there is timber single garage, currently used for storage. There are two wood sheds.





## Residential Schedule

| Property       | Occupancy      | Services  | Council Tax | EPC Rating |
|----------------|----------------|---|-------------|------------|
| Glenmore House | Owner occupied | No central heating, private(filtered) water supply and private drainage | H           | F          |

## Directions

Travelling from Oban, take the A816 south towards Lochgilphead passing through the village of Kilmore and Kilninver. Continue for a further seven miles to the village of Kilmelford. Continue south through the village for approximately 0.5 miles before turning left onto the shared private drive.

## Solicitors

D M Mackinnon Solicitors, Bank of Scotland Buildings, Oban, Argyll  
PA34 4LN Tel: 01631 563014 Email: aam@dmmk.co.uk

## Household Contents

Fitted carpets and a selection of curtains are included in the sale. Additional items of furniture may be available by separate negotiation.

## Local Authority

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

## Rights of Access and Title Conditions

The property is sold with the benefit of and subject to all existing rights and burdens contained within the title deeds. This includes a right of access in favour of the owners of Glenmore House over the initial section of the driveway as shown on the sale plan.

## Entry

Entry is available by arrangement with the seller.





## Viewing

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

## What3words

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## 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.

## Asking price

Offers over £850,000

## 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 out with 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.

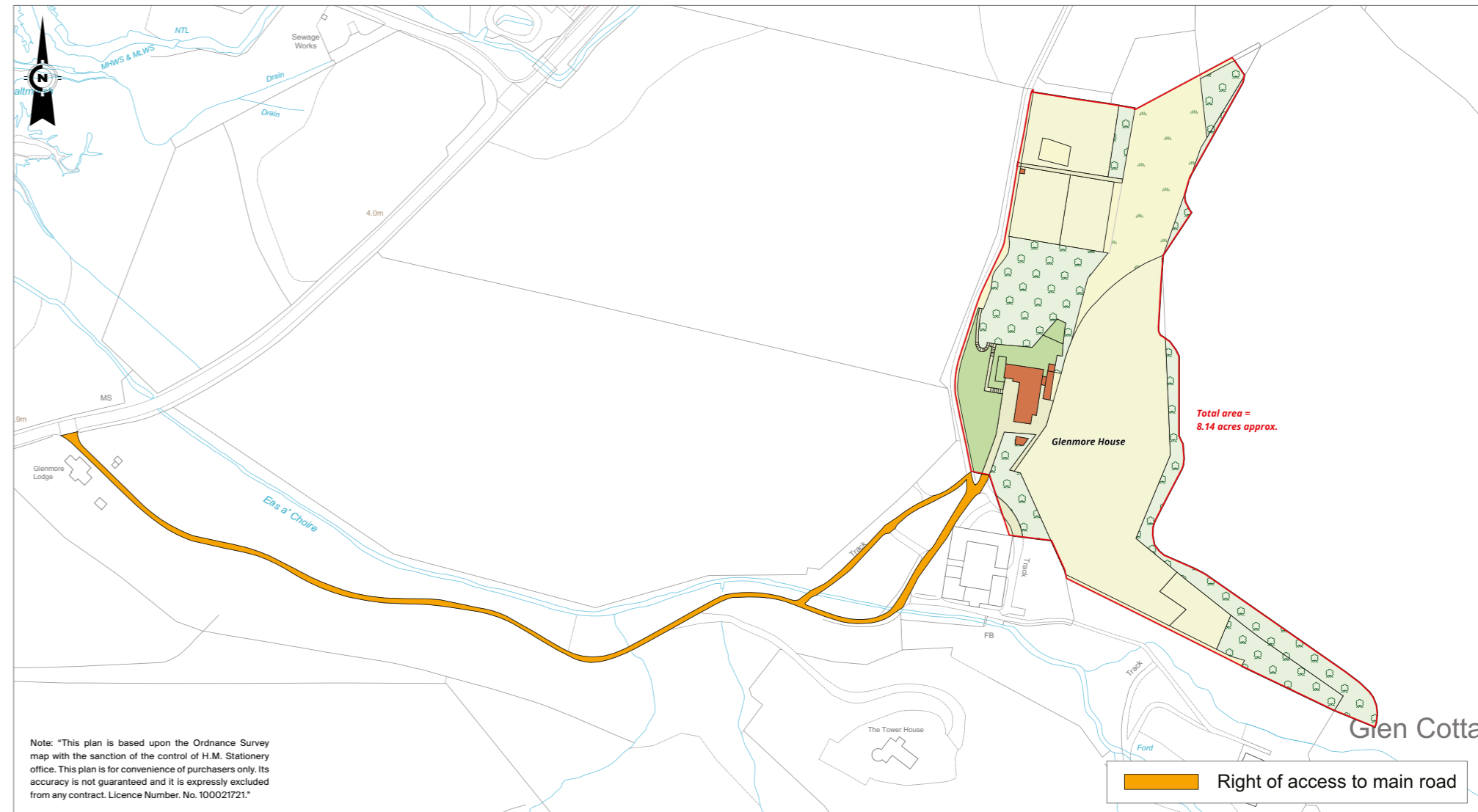
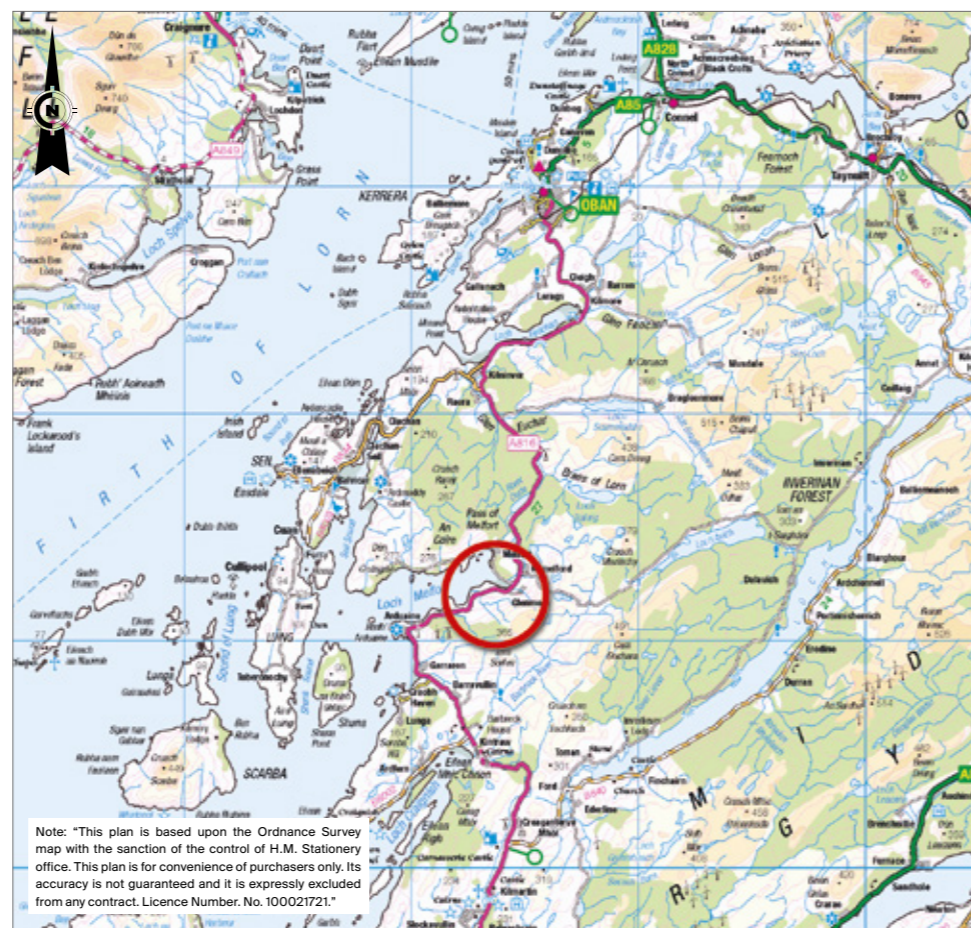
## Conditions of Sale

### 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 percent 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 June 2024. Photographs and videos dated May 2024.

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