

Druimavuic House, Appin, Argyll & Bute





An attractive lodge with **stunning scenery** set at the head of Loch Creran

Summary of accommodation

- Entrance porch | Hall | Dining kitchen (with AGA) | Larder | Utility room | Store room | Boot room | Wine cellar | Sitting room (with wood burner) and separate dining area | Dining room | Study/drawing room | WC | Rear porch
- Landing | Store room | Principal bedroom with fitted wardrobes | Family bathroom (with separate shower) | Double bedroom with en suite shower room | Double bedroom with en suite bathroom | Three further double bedrooms | Two further family bathrooms | Linen store
- Double bedroom with en suite shower room and connecting attic room/play room | Double bedroom with en suite shower room
- Double garage | Three bay wood store | Attractive stone and slate bothy | Traditional steading next to attractive Allt Buidhe burn
- Mature formal gardens including lawns, planted borders, and specimen trees | Large walled garden | Attractive rhododendron and woodland walk
- Four acre paddock
- Dramatic far-reaching views over Loch Creran with a dramatic backdrop of Creach Bheinn, Beinn Churalain, and Beinn Sgulaird

About 11.46 Acres in total

Distances

Port Appin 8 miles, Oban 17 miles, Glasgow Airport, Glasgow 104 miles
(All distances are approximate)



Knight Frank Edinburgh
80 Queen Street
Edinburgh
EH2 4NF
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Tom Stewart-Moore
0131 222 9600
tom.stewart-moore@knightfrank.com

Situation

Druimavuic House is situated in a stunning and dramatic about 17 miles northwest of Oban, close to the shores of Loch Creran. The village of Benderloch (9 miles) has a range of local services, including a general store, post office, café with a book shop, petrol station with outdoor clothing and equipment, as well as a village hall and primary school. Barcaldine (5 miles) has a marina and primary school. The peaceful fishing village of Port Appin is only 8 miles away and includes a doctor's surgery, two hotels, and two respected restaurants

Oban, also known as the 'Gateway to the Isles' and the seafood capital of Scotland has a more extensive range of services, including supermarkets, restaurants, primary and secondary schooling and hospital. The ferry ports have regular services to the Inner Hebridean islands including Mull, Iona and the Treshnish Isles. For whisky enthusiasts, there is Oban distillery. The town also features the McCaig's Tower, a colosseum-like building overlooking Oban Bay and the isles beyond. There is a railway station which lies adjacent to the ferry terminal with direct regular trains to Glasgow.

Oban Airport at North Connel is only 11 miles away, with flights to Coll, Colonsay, Tiree, and Islay. Glasgow Airport (95 miles) provides regular flights to London and a range of national and international destinations.

The countryside around Druimavuic boasts some of the most spectacular scenery in Scotland, a fantastic base for exploring the West Coast of Scotland with a great variety of outdoor activities available. There is superb hillwalking on the doorstep with nearby Munros, including Beinn Sgulaire (937m) and Beinn Fhionnlaidh (959m), and beyond the Glen Coe range.

Fishing, mountain biking, rock climbing, sailing, golfing, and diving are all available nearby. The nearest marina is at Dunstaffnage, only 13 miles away.

Loch Creran is a sea loch and extends for just over 6.2 miles long from its head at Invercreran (close to Drumavuic) to its mouth on the Lynn of Lorne. In 2014, the entire loch was declared a Nature Conservation Marine Protection Area to protect its flame shell beds and quaternary geological features. Also close to the house is the Glasdrum Wood national nature reserve, an internationally important Atlantic oakwood managed by Scottish Natural Heritage, classified as both a Special Area of Conservation and a Site of Special Scientific Interest.



The property

Druimavuic is accessed off the A828 (Fort William road), with a lovely approach along the south side of the loch. There are two private driveways which terminate in a gravelled parking area to the rear. The house was understood to have been built by the Campbell clan in 1750, extended in 1850 for a wedding and then completely renovated by the current owners in 2010, with the addition of garages. The property includes plenty of internal features, including the large drawing room effectively a double reception with oak flooring, a wood-burning stove, French doors to the side, as well as lovely loch views to the front.

Benefiting from oil-fired central heating and double glazed sash-and-case windows throughout, the accommodation is over three storeys as follows:

Ground floor: Entrance porch, hall, dining kitchen (with AGA), larder, utility room, store room, boot room, wine cellar, sitting room (with wood burner) and separate dining area, dining room, study/drawing room, WC and rear porch.





First floor: landing, store room, principal bedroom with fitted wardrobes, family bathroom (with separate shower), double bedroom with en suite shower room, double bedroom with en suite bathroom, three further double bedrooms, two further family bathrooms and linen store.

Second floor: Double bedroom with en suite shower room and connecting attic room/playroom, double bedroom with en suite shower room.

Approximate Gross Internal Floor Area
668.52 sq m (7196 sq ft)

BQ

Bedroom
5.11m x 4.21m
(16'9" x 13'10")

Bedroom
5.18m x 4.21m
(17'0" x 13'10")

Play Room
5.94m x 4.46m
(19'6" x 14'6")

En-suite
2.41m x 1.88m
(7'11" x 6'2")

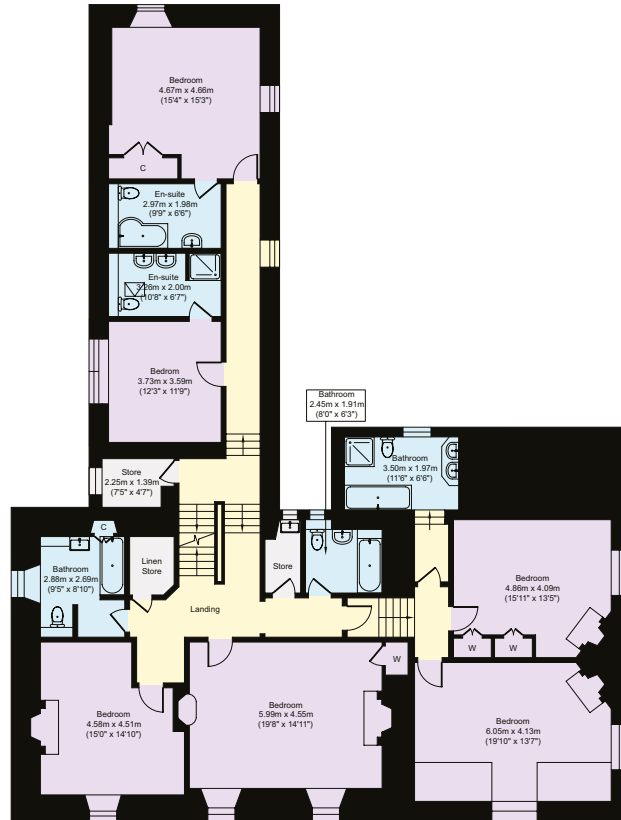
En-suite
2.40m x 3.00m
(7'10" x 9'10")

Second Floor
Approximate Floor Area
100.10 sq. m
(1077 sq. ft)

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



Ground Floor
Approximate Floor Area
328.74 sq. m
(3539 sq. ft)



First Floor
Approximate Floor Area
239.67 sq. m
(2580 sq. ft)



To the rear of the property, there is a double garage which houses the boiler. Other outbuildings include a three bay wood store, an attractive single-room stone and slate bothy, and a stone steading next to the burn.

The policies are a real feature of Drumavauic, all focusing on the stunning westerly views overlooking Loch Creran. The gardens include large formal lawns surrounding the house with planted borders and specimen trees. There is an attractive walled garden as well as a rhododendron walk-through part of the gardens. Beyond the driveway, there is a paddock extending to about 4 acres overlooking the loch. Another feature of the garden is The Allt Buidhe burns, which flows along the southern boundary of the garden. The policies extend to about 11.46 acres in total.

From Connel Bridge, travel north on the A828 signposted for Fort William. Continue for about 9.5 miles, and at South Creran, the roundabout turn left signposted for Invercreran. Continue under the bridge and along the south side road of Loch Creran for over 2 miles, there is a stone pillared entrance on your right just after crossing the small bridge.





What3words

///tight.jukebox.rainwater

Rights of access

The following rights are provided in the title:

- The neighbour has a formal right of access over part of the entrance driveway to access their property.

Solicitors

Turcan Connell Solicitors, Princes Exchange, 1 Earl Grey Street, Edinburgh EH3 9EE. Tel: 0131 228 8111. Email: niall.stringer@turcanconnell.com

Entry

Entry is available by arrangement with the seller.

Household Contents

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



Residential Schedule

Property	Occupancy	Services	Council Tax	EPC Banding
Druimavuic	Vacant	Oil-fired central heating, private water supply and private drainage.	H	D

Viewing

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



Listing

Druimavuic House is classed as category B-listed by Historic Scotland.

Health & safety

Given the hazards of accessing a remote property, please make you plan your visit in advance and understand the directions in full.

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 an 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

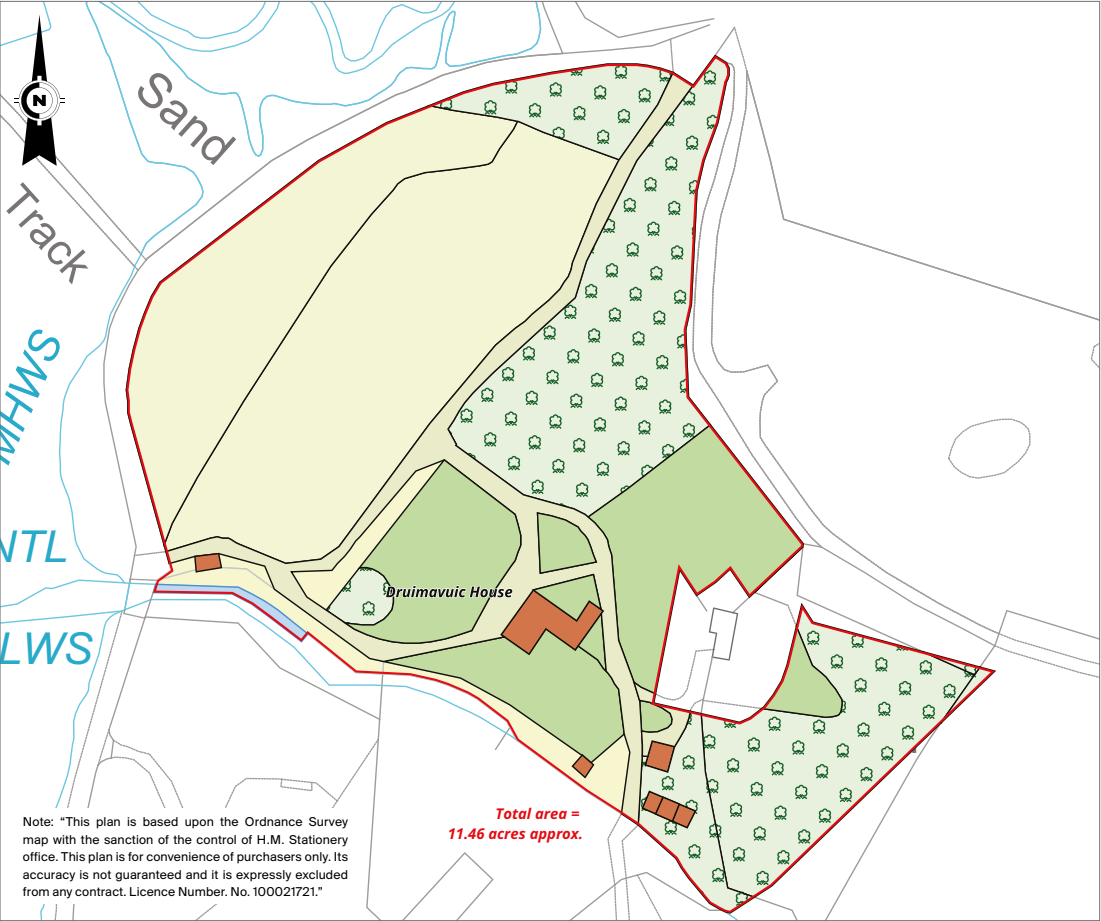
A closing date for offers may be fixed, and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Conditions of sale

- 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.
- 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.

Property information

Tenure: Freehold
Local Authority: Argyll & Bute Council, Kilmory House, Lochgilphead, PA32 8XW.
Tel: 01546 605522
Council Tax: Band H
EPC Rating: D
Offers over £1,450,000



Recycle
PRODUCTS FROM SUSTAINABLE SOURCES

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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Particulars dated October 2023. Photographs and videos dated May 2023.

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