



PLAY VIDEO



Ardchattan Parsonage  
Bonawe, By Oban, Argyll & Bute

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# A stunning contemporary house with an **incredible setting** overlooking **Loch Etive** with shore frontage and mooring.

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## Summary of accommodation

Entrance hall | Study | Sitting room | Impressive double height, open plan kitchen/dining/living room with mezzanine above fitted out as a library  
Utility room | Cloakroom | Boot room | Principal bedroom with walk-in dressing room and en suite bathroom (separate shower) with large terrace, jacuzzi and outdoor wood burning stove | Double bedroom with en suite shower room | Wet room with sauna

Double bedroom with balcony walk-in wardrobe and en suite shower room | Double bedroom with balcony walk-in wardrobe and en suite bathroom (separate shower)

A newly fitted Tom Howley kitchen and utility room with Miele appliances

Integral double garage | ample private parking

Separate basement one bedroom apartment

Attractive loch side garden with pond and terraces | Green house and summer house | Orchard, raised beds, and fruit cages

Boat house | Slipway | Decking area | About 45 metres of water frontage | Mooring

Wonderful views across Loch Etive

About 1.44 acres

## Distances

Oban 13 miles, Glasgow Airport 93 miles

(All distances are approximate)



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## Situation

Ardchattan Parsonage occupies a stunning spot on the north side of Loch Etive, about 13 miles to the east of Oban. The village of Benderloch (11 miles) has a range of local services, including a general store, post office, café with book shop, petrol station with outdoor clothing and equipment, as well as a village hall and primary school.

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 the 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.

The airport at North Connel is only 8.5 miles away, with flights to Coll, Colonsay, Tiree, and Islay. Glasgow Airport (93 miles) provides regular flights to London and a range of national and international destinations.

The countryside around Bonawe is some of the most spectacular in Scotland, 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 11 miles away. Glencoe lies to the north and offers exceptional walking and climbing opportunities.

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



## The property

Ardchattan Parsonage is an outstandingly designed, contemporary house on the shore of Loch Etive, in the tiny hamlet of Bonawe. Converted from a former church by the previous owners in 2014, the property now forms a unique house occupying a superb location beside Loch Etive. Designed to optimize the outstanding views, the property has been presented to a high standard and is energy efficient, utilising many green technologies to benefit from low running costs. High-quality design and amazing attention to detail provide exceptionally comfortable contemporary living.

Approached from the B845, a single track, no through road, Ardchattan Parsonage is reached by a private driveway leading to an extensive parking area to the front and side of the property. The original font from the church now adorns the driveway. The front of the property has been sympathetically converted/rebuilt to ensure it retained the understated character of the old church with its cut granite stone walls and new slate roof.





On entering this unique property, its true character is revealed with large, light-filled, airy spaces and floor-to-ceiling glazing on the south side, offering unrivalled and uninterrupted views of Loch Etive and the surrounding hills.

Front doors open to a spacious, double-height hallway with patio doors to the large terrace offering instant views over the water and to the hills of Taynuilt beyond. The wide hallway leads through to the spectacular full-height, open-plan living/dining room with its 6.5 metre high ceiling and original trusses.



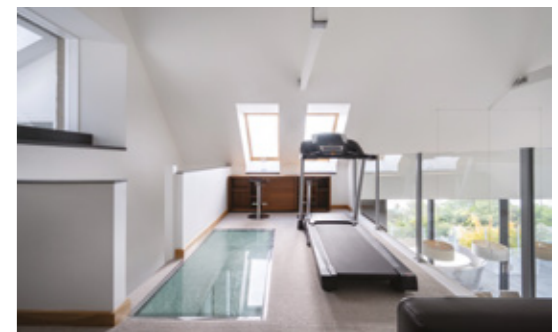
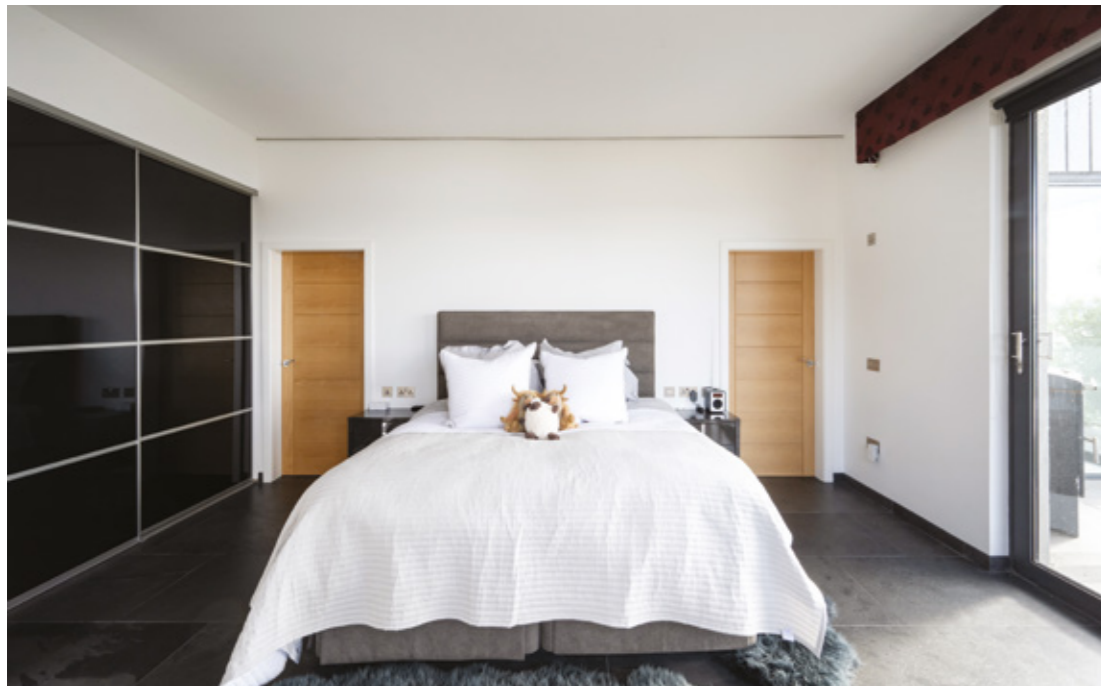
The current owners have installed a new luxury Tom Howley kitchen including Miele convection and steamer ovens, a Sub Zero fridge, Sub Zero wine cooler, Bertazzoni range and extract and a Neff dishwasher together with granite worktops. Here in the heart of the houses is a 35kW wood-burning stove, which provides ambience, additional heating, and hot water, in addition to the 12kW solar-powered hot water system. The nearly 3 metre high glass wall overlooking the Loch includes patio doors opening the room out onto the main terrace and seating area, which leads to an impressive staircase taking you down to the garden. Above this spectacular room is a mezzanine floor which has been fitted out as a library. The utility room has also been upgraded with a new Tom Howley fit out including a range of hand-built storage units, a Samsung dryer, wine storage, a beer fridge and a cold room/larder all of which are new.

The inner hallway has doors leading off to the principal suite, a separate wet room and sauna, a cloakroom, and the essential boot room. The principal suite is a stunning double-aspect room with a sliding door leading to its own terrace with a jacuzzi and outdoor wood-burning stove, plus access to the main terrace. A substantial walk-in wardrobe, additional built-in storage, and a fabulous en suite bathroom complete the owners' suite. The light and spacious double-height boot room, with sink and washing machine facilities, provides direct access to the integral double garage with storage mezzanine plus the plant/drying room and also gives access to the annexe and garden.

From the impressive double-height entrance hall, there is access to the study with distracting views over the Loch, a large dual-aspect sitting room that has full-height windows/patio doors with views over the Loch and access to a private terrace to the side of the house, plus the downstairs bedroom and adjacent shower room. Upstairs are two additional guest suites with en suite facilities, each with walk-in wardrobes and private balconies overlooking the Loch.

## The Apartment

Situated at garden level below the main house, the apartment has its own access. It comprises of a lovely sitting room/kitchen with bedroom and bathroom off. It has bifold sliding doors opening out onto its private terrace with outdoor fire plus a covered private seating area overlooking the pond and Loch beyond.



# Ardchattan Parsonage, Bonawe, By Oban, Argyll & Bute, PA37 IRL

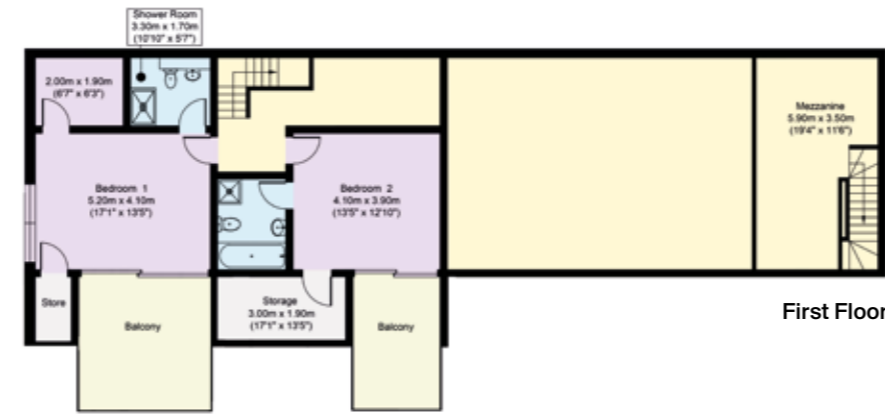
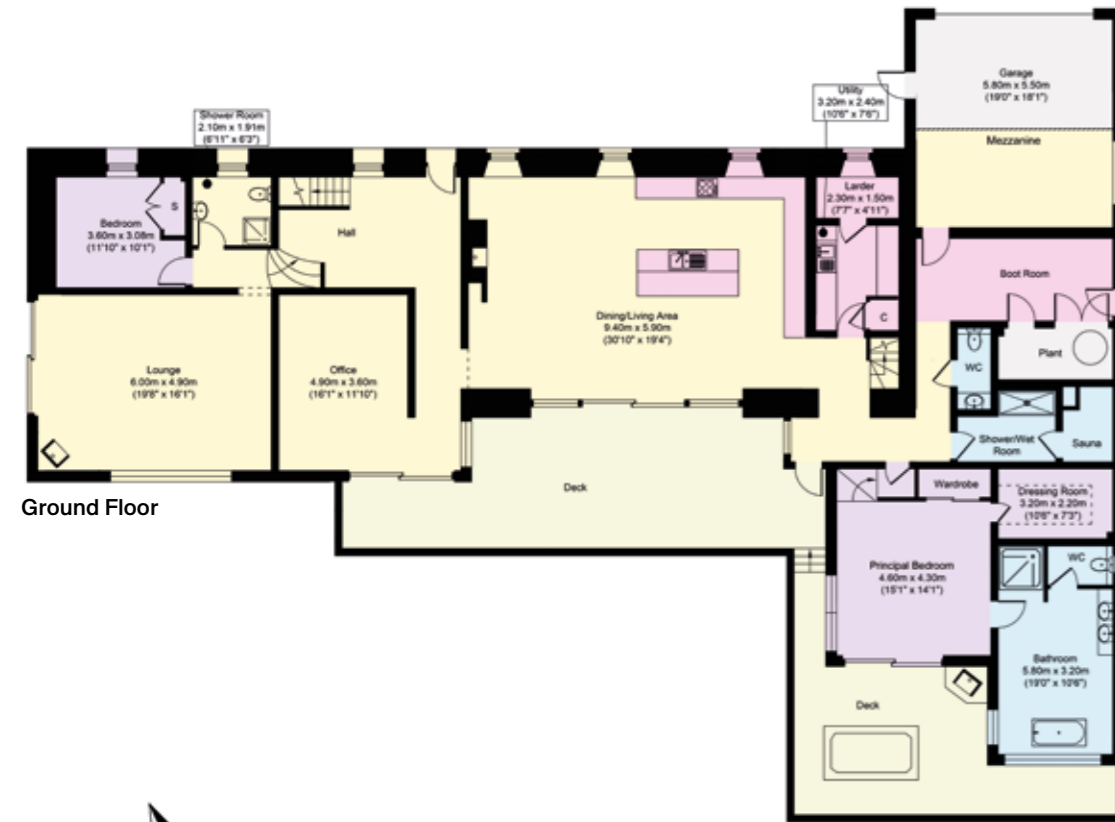
Approximate Gross Internal Floor Area

Main House: 473.64 sq m (5097 sq ft)

Basement Flat: 33.31 sq m (358 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, Outbuildings, Foreshore and Mooring

The property occupies a unique setting. The gardens and grounds are a particular feature and compliment the outstanding design of the house. To the front of the property is a car parking area beside the integral double garage. There is a greenhouse and summerhouse to the side. To the rear, southerly aspect of the house, the garden comprises a variety of pathways leading to the vegetable/fruit growing terrace with fruit cage, orchard, and raised beds. There is also a useful shed.



Immediately in front of the apartment is an attractive spring-fed pond. A further set of steps leads down to the shore with a decking and seating area, a boat house, and a slipway, offering uninterrupted views towards Ben Cruachan, Taynuilt, and Connel. There is also a mooring (subject to lease). The gardens are interspersed with lawns, mature shrubs, and perennials complimenting the views over Loch Etive whilst also providing a variety of sheltered and private garden experiences. The policies extend to about 1.44 acres.

## Directions

From Crianlarich, head northwest for Tyndrum. Continue through Tyndrum, then turn left onto the A85 towards Dalmally and Oban. At Connel, travel under the bridge and turn left signposted for Fort William (A828). Once over the bridge, turn right onto the B845 road to North Connel and Bonawe. Follow the road for approximately 8 miles and Archattan Parsonage can be found on the right-hand side after the small village of Bonawe and is marked with a For Sale Board.

## What3words

///channel.nightcap.regulate





## Solicitors

Brodies LLP, Clava House, Cradlehall Business Park, Inverness, IV2 5GH  
Tel: 01463 214 390 Email: karren.smith@brodies.com

## Entry

Entry is available by arrangement with the seller.

## Household Contents

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

## Residential Schedule

| Property             | Occupancy | Services   | Council Tax | EPC Rating |
|----------------------|-----------|--|-------------|------------|
| Ardchattan Parsonage | Vacant    | Mains electricity, a 16kW air source heat pump underfloor heating system, a 12 kW solar hot water system, private water supply and private drainage. | G           | A          |

## Viewing

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

## Feed-in-Tariff

The property benefits from an index linked FIT payment which started in February 2012 and last for 25 years.

## Mooring

The property currently benefits from the lease of a mooring which is outwith the title to the property and any prospective purchaser may be able at his/her own cost to negotiate separate arrangements on their own behalf.



## Foreshore

Please note that the land ownership is as far as the high water mark. Beyond this, the foreshore is owned by the Crown Estate.

## 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.

## Property information

Tenure: Freehold

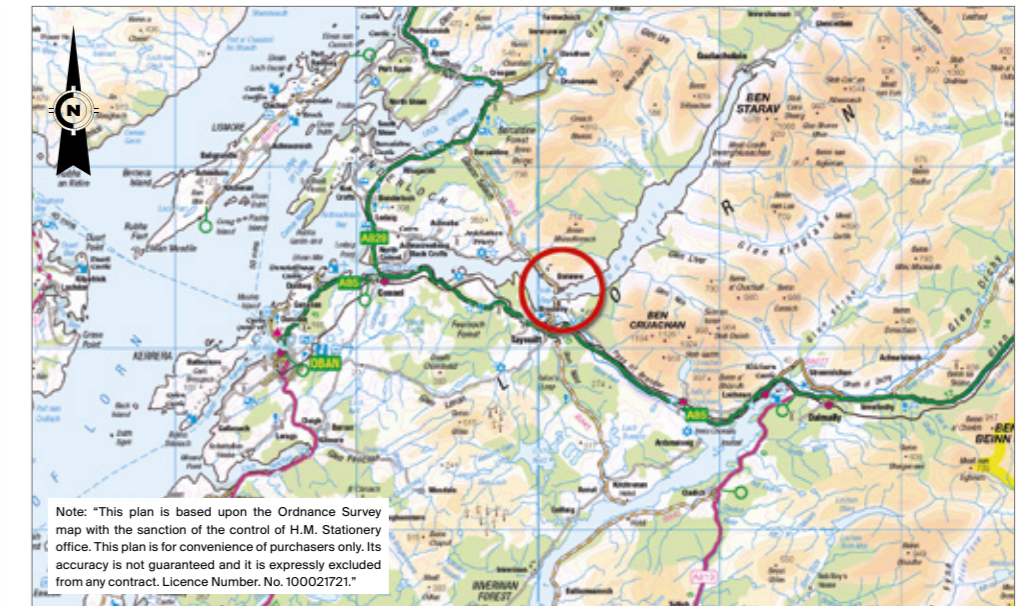
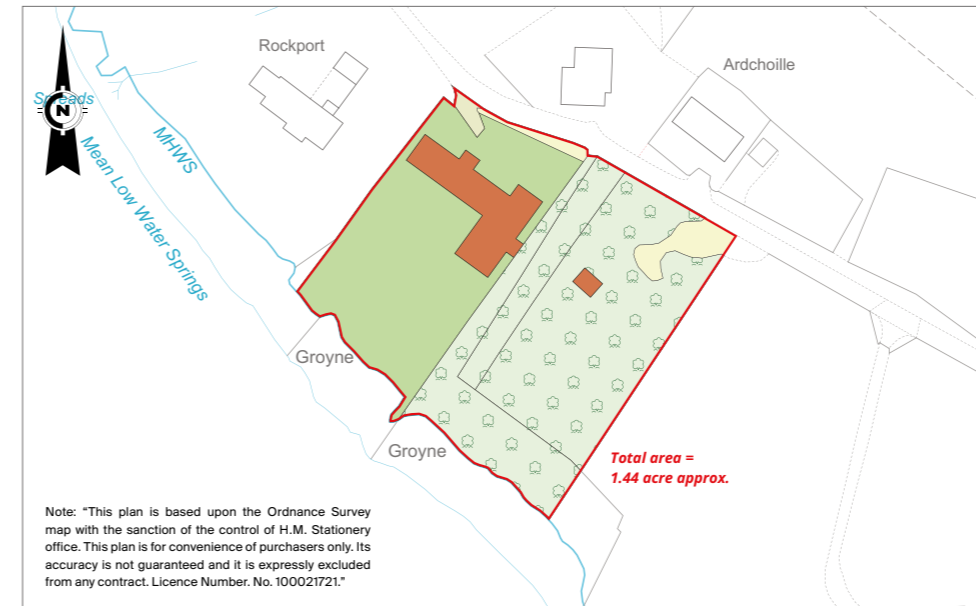
Local Authority: Argyll & Bute Council, Kilmory House, Lochgilphead, Argyll, PA32 8XW

Tel: 01546 605522

Council Tax: Band G

EPC Rating: A

Offers over £1,300,000



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.

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 March 2024, Photographs and videos dated October 2023.

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