

ACHARA HOUSE

DUROR • APPIN • ARGYLL





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A stunning residential estate set amidst the scenic splendour of coastal Argyll.

Beautiful principal house with 3 reception rooms
and 8 bedrooms

Converted coach house with 3 bedrooms

Two 1 bedroom cottages

Trout pond

Hard tennis court

Renowned rhododendron
and azalea gardens

Extensive woodland and grassland

Potential income generation from holiday
or longer term lets

In all approximately 78.5 Ha (194 acres)

Fort William (19 miles) • Oban (25 miles)
Glasgow (102 miles) • Glasgow airport (92 miles)
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.



Situation

Achara is situated a short distance from the highland village of Duror, close to the shores of Loch Linnhe and the picturesque Cuil Bay, an ideal picnic spot.

Argyll is renowned as one of Scotland's most attractive counties, with its extensive coastline and hills forming amazing land and seascapes.

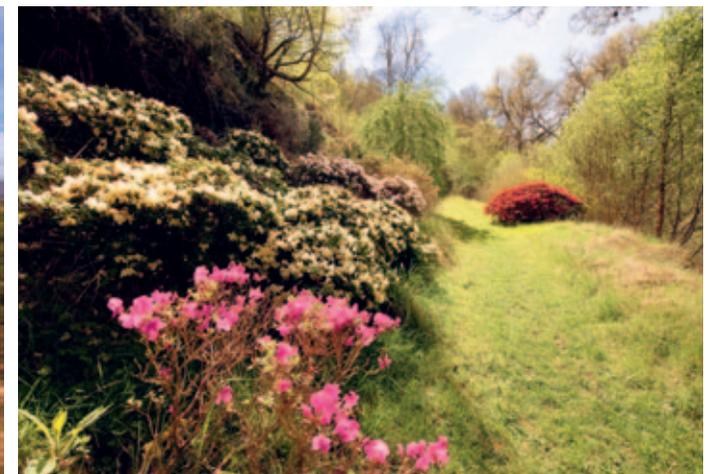
Ballachulish (8 miles) has a range of local amenities including a grocery store, coffee shop, a number of guest houses and a hotel. For the golfer there is a local course at Ballachulish called Dragon's Tooth. There are a further 5 courses within a 2 hour drive. Nearby Glencoe offers legendary walking and climbing, as well as skiing.

Fort William (19 miles) is the second largest town in the Highlands. It offers extensive shopping, entertainment and a range of locally renowned pubs and restaurants. Fort William is a central point for hillwalking and climbing due to its proximity to Ben Nevis and many other Munro mountains. It is also known for its nearby skiing and downhill mountain biking at Aonach Mor and its connection to the West Highland Way from Glasgow.

The coastline of Argyll and Bute is well renowned for its wonderful sailing and yachting. There is riding at Lettershuna in Appin and a marina in both Appin and Fort William.

Oban (25 miles) which is also known as "The Gateway to the Isles" offers daily services to a wide range of west coast locations in Scotland. There are also good shopping opportunities including a large Tesco supermarket. Attractions in Oban include the Waterfront Centre, the Chocolate Factory, the Scottish Sealife Sanctuary, the Cathedral of St Columba and the Oban Distillery.

Oban has a small airport and a train station with regular trains to Glasgow from where there are connecting services to London Euston. Glasgow Airport, which can normally be reached in about 2 hours from Achara, has a range of daily national and international flights.



There is also a sleeper train that can be caught from Fort William to London Euston.

The local area is steeped in the history of the Scottish nation with the Glencoe Massacre and the famous Appin murder taking place nearby. It is this surrounding area that offers a wealth of outdoor pursuits. The unusual combination of a rugged and mountainous landscape with a fine coastline, attractive lochs and extensive forests, makes it ideal for keen walkers, outdoor enthusiasts, nature lover's, artists and photographers.

Argyll is renowned for its wide variety of good quality country sports especially deer stalking and fishing.

Description

The Achara Estate is a wonderful coastal property package which includes an attractive principal house, three additional houses, beautiful gardens, grazings and woodland which extend in all to about 194 acres.

Achara House

The house, which is category B listed, and which was largely built around 1900 on the site of an earlier house, has a great position overlooking its own parkland with views towards the shore of Loch Linnhe. It is approached via a tarred drive which terminates in a gravel parking area at the front door.

The architectural style of the Scots Baronial house is influenced by the well-known architect Sir Robert Lorimer.

The solid oak double door leads into a welcoming entrance and reception hall which gives access to all of the ground floor rooms. There is a magnificent drawing room with a large bay window fitted with window seats from where there are open views over the garden and beyond. There is a dining room which seats 16 and has interconnecting doors to both the drawing room and to the fully fitted kitchen. There is a cloakroom with WC and wash basin beyond which is a short corridor which leads to a large games room/ ballroom and thence to a utility room.

On the first floor there are four bedrooms, one of which has an en suite bathroom, together with a further bathroom. On the second floor there are four further bedrooms and two bathrooms.

Coach House

Lying a short distance from the house with its own private garden, this two storey house has been created from the former coach house and stables. On the ground floor there are two bedrooms and a bathroom whilst on the upper floor there is a large open plan sitting room/kitchen together with a further bedroom and bathroom. It is currently vacant but has been successfully let in the past.

Watson's Cottage

Watson's Cottage lies to the rear of the main house and is a single storey traditional cottage which comprises sitting room, kitchen, bedroom and bathroom. It is currently vacant but has been successfully let in the past.







Padburys Cottage

Padbury's Cottage is also a single storey traditional cottage with sitting room, kitchen, bedroom and bathroom. It is currently let on a Short Assured Tenancy for £325 per month.

Gardens and Grounds

The gardens at Achara are a particular feature of the property and are helped by the warm Gulf Stream from the west coast making it an ideal climate for growth. To the rear of the house are some fine lawns which centre on a beautiful, stocked trout pond which is bordered by numerous species of rhododendrons and other flowering shrubs. The present owner has created a wonderful woodland garden with a path meandering up the hill which is flanked by a host of rhododendron species and hybrids and from where there are some spectacular views.

The gardens, which contain over 130 species and hybrid rhododendrons, are included in the book "Scotland for Gardeners" by Kenneth Cox of Glendoick Nursery.

Within the grounds is a hard tennis court.

In the field to the front of the house is an ancient standing stone believed to be over 3500 years old. Achara derives its name from the Gaelic for "field of the monument".

The land in total amounts to around 194 acres of which 33 acres is good quality in-by grazing with the remaining area comprising woodland which is managed under a woodland grant scheme the full details of which are available from the selling agents. The grazing land is let on an annual grazing agreement.

Services

The property is served by mains water with private drainage. Heating in the main house is mainly by oil with gas heating on the upper floor. The cottages and Coach House have electric heating.

There is a broadband connection to the house.



Outgoings

- Achara House - Council Tax band H
- Coach House - Council Tax band E
- Watson's Cottage - Council Tax band B
- Padbury's Cottage - Council Tax band B

Viewing

Viewing is strictly by prior appointment with the sole selling agents, Knight Frank LLP, 0131 222 9600.

Closing Date

A closing date for offers may be fixed and prospective purchasers are advised to note their interest in writing to the selling agents. The seller reserves the right to conclude a bargain for the sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer.

Right of pre-emption

A right of pre-emption exists in favour of a former owner.

Conditions of Sale

1. Fixtures and Fittings

All carpets and curtains are included in the sale. Some light fittings and furniture may be available by separate negotiation.

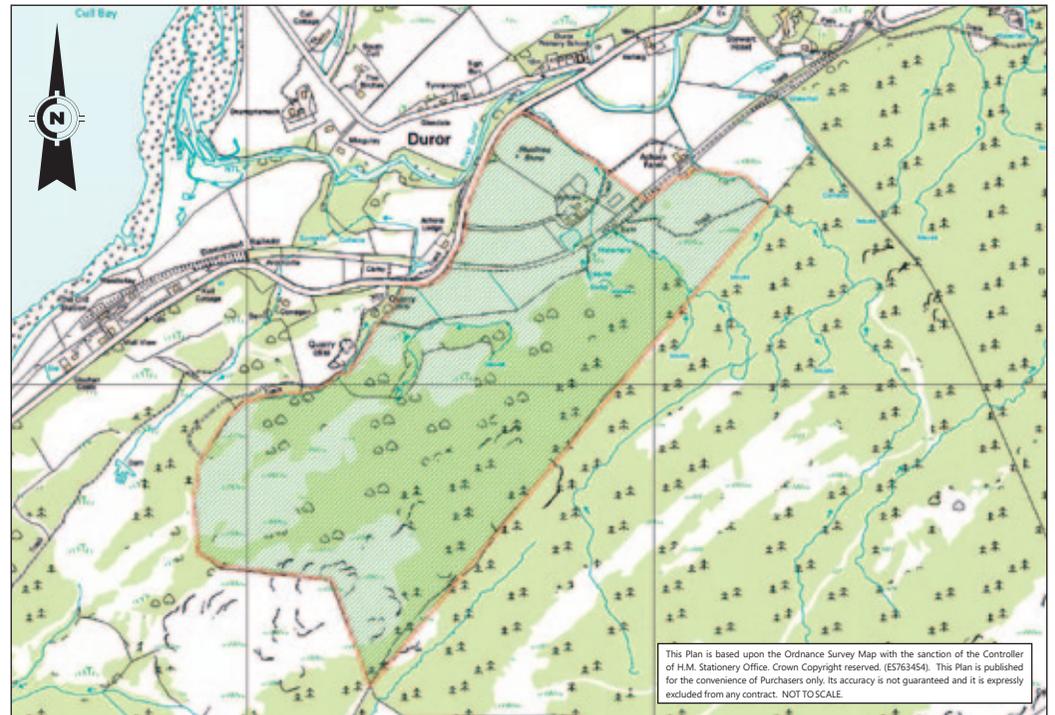
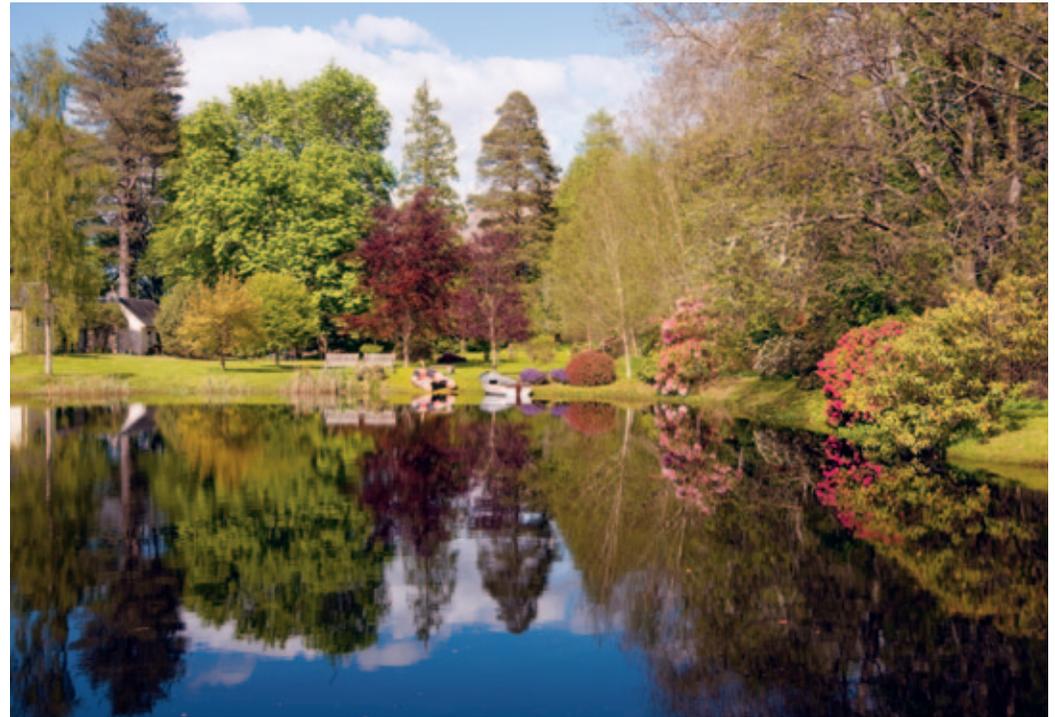
2. Title

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.

3. Deposit

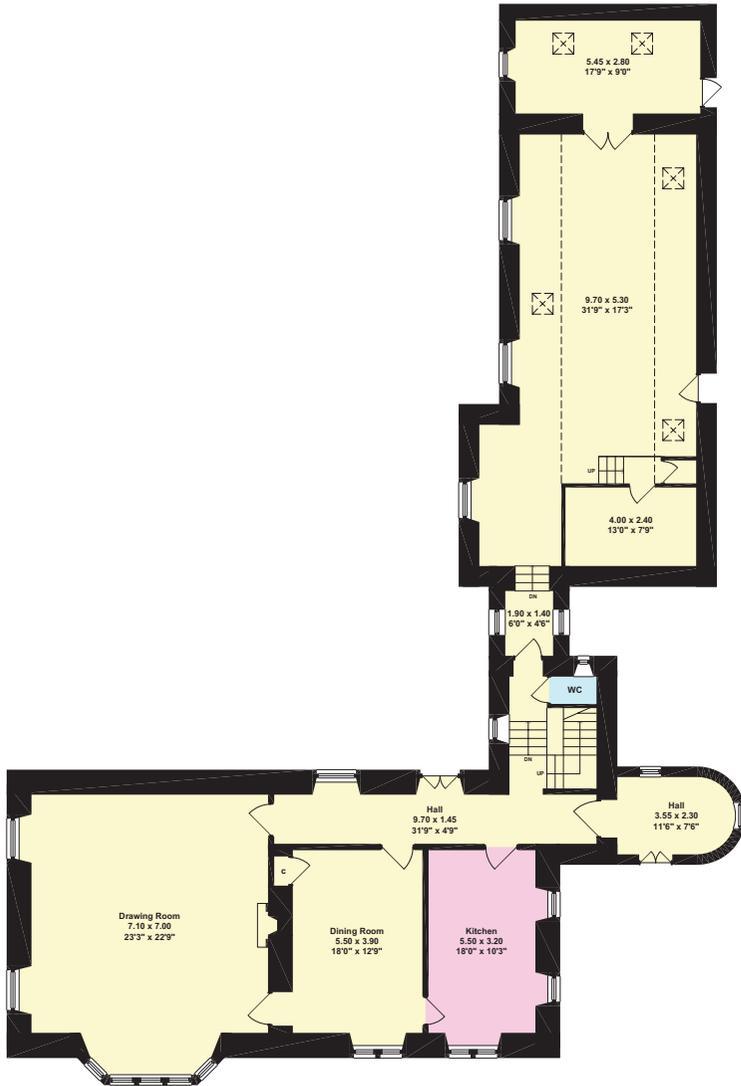
On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

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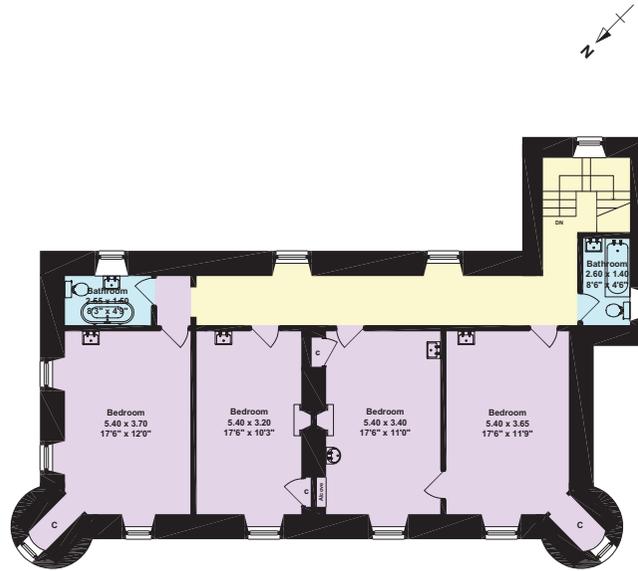


Approximate Gross Internal Floor Area
 Achara House: 475 sq.m/5,113 sq.ft.
 The Coach House: 166 sq.m/1,786 sq.ft.

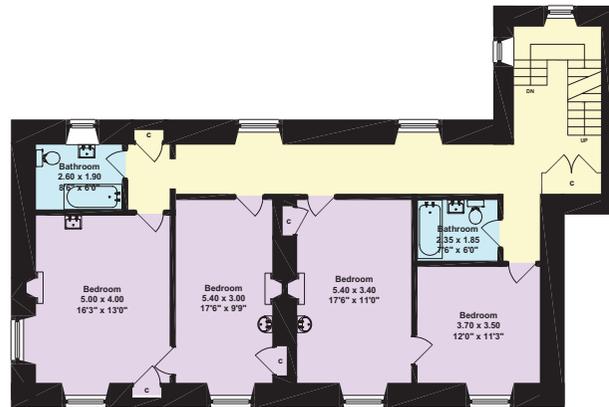
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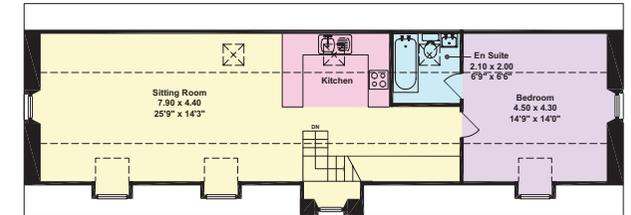
Ground Floor



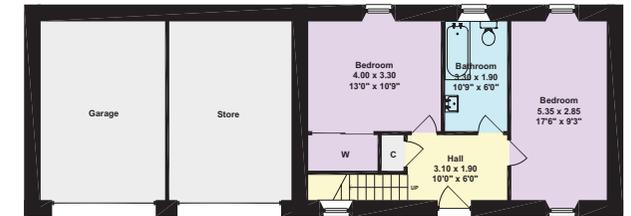
Second Floor



First Floor



The Coach House – First Floor



The Coach House – Ground Floor





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