

TOWER OF GLENSTRAE

LOCHAWA • ARGYLL



TOWER OF GLENSTRAE

LOCHAWAWE • ARGYLL • PA33 1AQ

*Charming Scottish baronial country house with
outstanding views of Loch Awe and Kilchurn
Castle*

Ground Floor: Reception hall • Lounge • Inner hall
Drawing room • Cloakroom • Dining room • Kitchen
Conservatory • Sitting room/study • Back kitchen

First Floor: Six bedrooms • En suite shower room
Two bathrooms

Second Floor: Two bedrooms • Kitchen • Bathroom • Tower

Double garage • Cellar • Laundry

Large garden with lawns, woodland, rhododendrons
burn and ponds

Fishing rights on Loch Awe

In all about 1 ha (2.4 acres)

Oban 20 miles • Glasgow 75 miles

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

Tower of Glenstrae has a magnificent situation on high ground above Loch Awe and has superb views over the loch and Kilchurn Castle to the mountains beyond.

The house has a private setting in its own grounds, which are protected by banks of rhododendrons and mature trees.

Loch Awe is one of Scotland's most spectacular lochs. It is 25 miles long and runs from the village of Lochawe to Ford near the west coast. Kilchurn Castle is a dramatic ruin, which is one of Scotland's most famous and most photographed castles. There are a number of islands in the loch including Inishail, which is the burial island of the Dukes of Argyll.

There is outstanding hill walking, climbing and mountaineering in the area with skiing at Glen Coe. The numerous lochs and rivers provide both salmon fishing and trout fishing and the opportunity for boating and water sports.

Lochawe has a small railway station within walking distance of the house on the Glasgow to Oban line. The village has a post office, public house, hotel, village hall, tea room and a beautiful Church. Dalmally is slightly larger and has a primary school, doctors surgery, pharmacy and



village store. Oban has a full range of shops and supermarkets, secondary schooling and professional services. Oban is the ferry terminal to the Western Isles and a base for exciting west coast sailing.

Description

Tower of Glenstrae was built in 1895 in the Scottish baronial style as a gentleman's residence for Major Greig of Edinburgh. The house is built of granite and sandstone under a slate roof and has an imposing tower above the main entrance.

The house is well laid out with spacious reception rooms on the ground floor and eight bedrooms, an en suite shower room and three bathrooms on the upper floors. The main rooms all look south over the loch with the conservatory in particular having a magnificent outlook. The house has a very flexible layout and was previously divided into two with a second kitchen and a separate door to the rear. The second floor can also be used as an integral flat. In the past the house has been run as a successful bed and breakfast business.

The house has fine period features, including Arts and Crafts panelling, fittings and stained glass windows.

Gardens

From the A85 a gravel drive leads through mature trees, rhododendrons and lawns to the east of the house. There is a further parking area to the rear with a garage.

To the west of the house is a formal pond with sloping lawn beyond and a mass of mature trees and rhododendrons leading down to a burn. A wooden foot bridge leads over the burn into the wooded area where there are two further ponds and a lawn.

Services

The house is served by mains electricity and water with private drainage. There is an oil fired central heating system with electric heaters on the upper floor.

Viewing

Strictly by appointment through Knight Frank on 0131 222 9600.



Council Tax

The house is in council tax band G

Closing Date

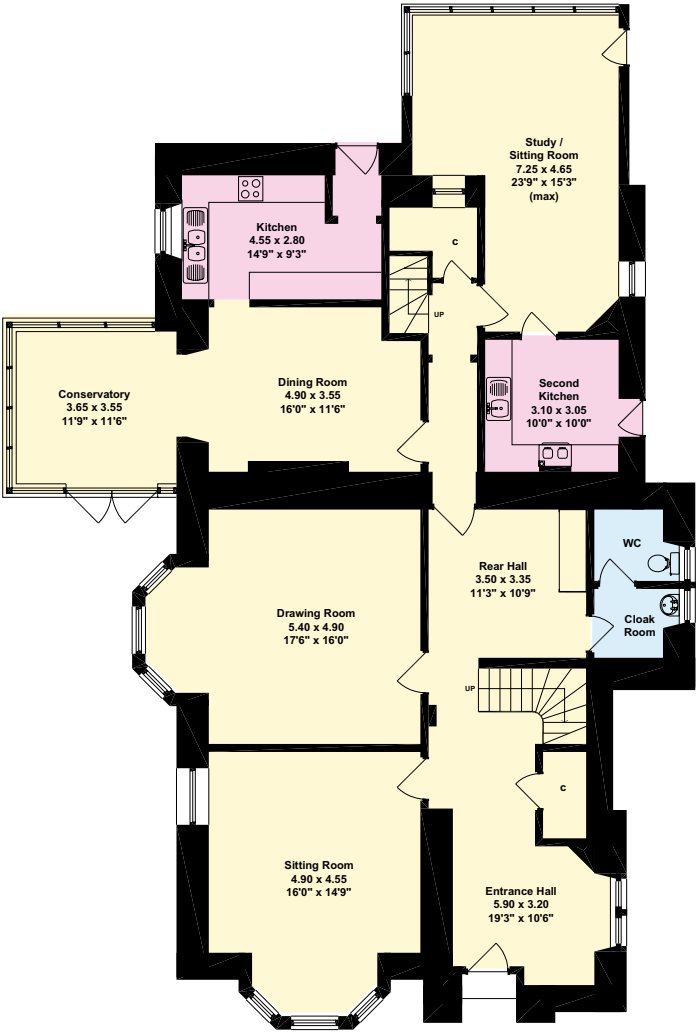
A closing date for offers may be fixed and prospective purchasers are advised to note their interest in writing to the selling agents. The seller reserves the right to conclude a bargain for the sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer.

Conditions of Sale

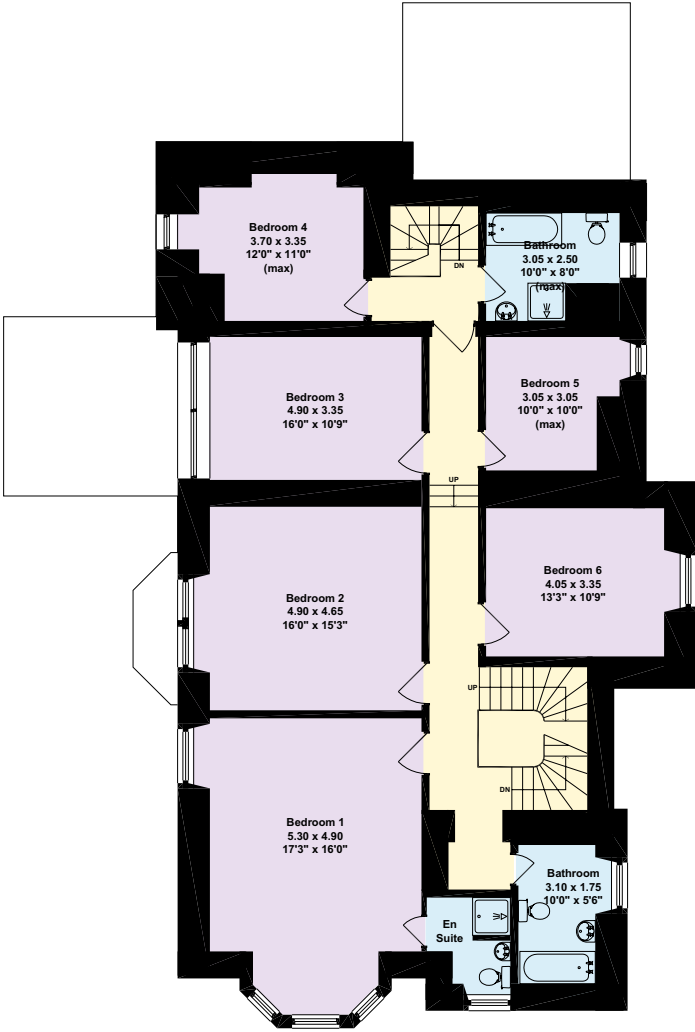
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- 2. Deposit** On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons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



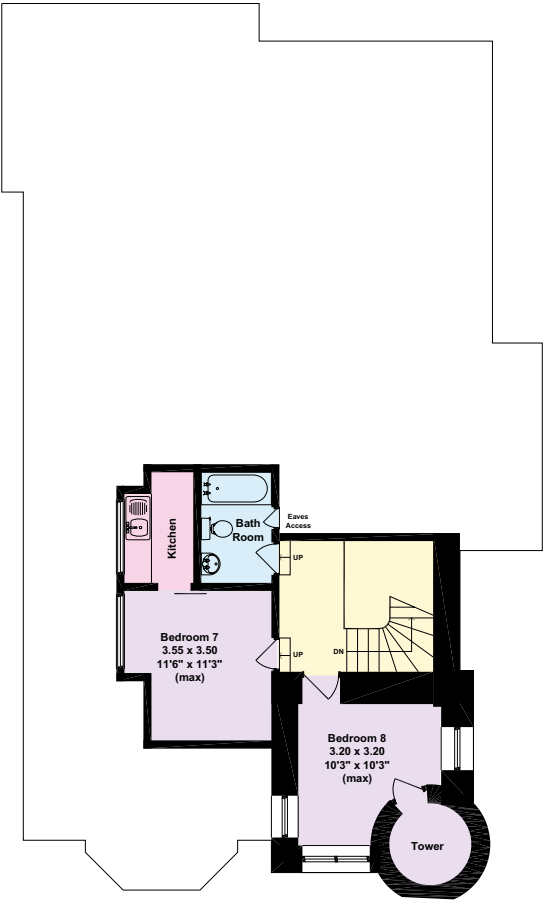
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



First Floor



Second Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	22

