

ASHFIELD OLD SCHOOLHOUSE

ACHNAMARA, BY LOCHGILPHEAD, ARGYLL

Argyll
4 Sale

CKD Galbraith





ASHFIELD OLD SCHOOLHOUSE ACHNAMARA, BY LOCHGILPHEAD, ARGYLL, PA31 8PT

Lochgilphead 11 miles Oban 44 miles Glasgow Airport 95 miles
Glasgow 103 miles

A charming former school overlooking Loch Sween converted and extended to provide family accommodation of a very high quality with letting potential

- Conservatory
- Sitting room
- Open plan kitchen/dining room
- Master bedroom suite
- 2 guest bedroom suites
- 2 further double bedrooms and family bathroom
- Ground source heating
- Double garage with office above
- Cottage ideal for letting or extended family accommodation
- Superb views over Loch Sween.
- Gardens and grounds extending to about 0.90 acres



Joint Selling Agents:

CKD Galbraith
59 George Street
Edinburgh
EH2 2JG
Tel: 0131 240 6960
Email: edinburgh@ckdgalbraith.co.uk

Argyll4Sale
10 Argyll Street
Lochgilphead
Argyll, PA31 8LZ
Tel: 01546 603118
Email: enquiry@argyll4sale.net

Situation

Ashfield Old Schoolhouse occupies a delightful position protected by native oak and beech woods and overlooking Loch Sween. It lies just to the west of the small village of Achnamara some 11 miles from Lochgilphead.

Tayvallich and Crinan, 2 charming villages much loved by sailors and yachtsmen, are nearby and provide local shops and restaurants. There are primary schools at Achnamara and Tayvallich. The larger West Highland centre of Lochgilphead, that has a wide range of shopping and commercial facilities including an excellent hospital with 24 hour accident and emergency department and a secondary school, is within easy reach by car. Glasgow Airport is a 2 – 2 ½ hour drive away and offers regular flights to many UK, European and North American destinations. Argyll is one of Scotland's most beautiful counties. It is renowned for its superb sailing waters, spectacular landscapes and rich history. Outdoor leisure pursuits available locally include sailing, hill walking, sea angling and salmon fishing, deer stalking and golf. Moorings are available to rent on Loch Sween.

The area has an abundance of wildlife both on land and at sea. Popular local attractions include a fascinating beaver trail close to the property.

Description

Ashfield Old Schoolhouse is a superb property ideal for use as a family home whilst offering great potential for letting. It is believed to have been built circa 1875 as the village school and was constructed of stone under a slate roof. In recent years it has been extended and renovated and now provides contemporary accommodation of a very high standard. The improvements have been carefully designed to retain the period charm of the original building whilst providing fully modernised and very comfortable living space. The sophisticated ground source heating system, which is partially underfloor, is a valuable recent improvement which is both economic and environmentally friendly. This low carbon method of heating is sourced from a bore hole located within the grounds.

The front door leads to the hallway off which lies the sitting room, the former class room that retains the original pitch pine vaulted ceiling, and a double bedroom.

The hall leads into the spacious open plan kitchen/dining room. The kitchen area is free standing but includes an electric 3 oven Aga stove, a gas and electric range and an old double Belfast sink and is furnished in a delightful rustic style. The south and west facing conservatory is situated beyond the dining room and the inner hall leads to the magnificent master bedroom with en-suite wet room and dressing room, a guest bedroom with adjacent garden room and the family bathroom. The utility room leading off the kitchen and hall completes the ground floor.





The sitting room, kitchen, the utility room, master bedroom and garden room all have outstanding views over Loch Sween.

2 bedroom suites are found on the first floor. Both have en-suite shower rooms and one has views over Loch Sween.

Detached from but close to the house on the south side is a recently constructed open fronted double garage built of an oak frame. The excellent office forms the first floor of this building.

Just to the north east of Ashfield Old Schoolhouse is Beech Cottage, a detached single storey building constructed of timber and rendered blockwork under a tiled and felt tiled roof. The recently upgraded accommodation includes an open plan sitting room/kitchen, a conservatory with lovely views over Loch Sween, a double bedroom and a shower room. Heating is by electric panel heater and fitted wall fire.

The combination of the very comfortable accommodation in the principal house and Beech Cottage provides an excellent opportunity to generate income from bed and breakfast and holiday lets. Alternatively the cottage is ideal for occupation by an extended family.

The gardens and grounds extend to about 0.90 acres (0.36 ha) and provide privacy and protection to the house. Within these grounds there are 3 outbuildings – one houses the water supply plant, one is used for tool storage and the other is currently used as a gym. The gardens are simply laid out and include lawns, an oak pergola, a gravel terrace, flowering shrubs, a vegetable area with greenhouse and a polytunnel. One section of the garden is fully enclosed and accessible from the conservatory and front drive.

Further Information

Viewing

By appointment with CKD Galbraith or Argyll 4 Sale.

Directions

From the A816 Lochgilphead to Oban road turn left at Cairnbaan (3 miles north of Lochgilphead) on the B841 towards Crinan. Follow this road along the Crinan Canal and about 2 ½ miles from Cairnbaan turn left signposted Tayvallich at Bellanoch. After a short distance fork left sign posted Castle Sween. Follow this road through the village of Achnamara. About 1 mile beyond the village the road leaves the Loch shore and climbs up a hill. Ashfield Old Schoolhouse is the first house on the left hand side after leaving the Loch shore. It is accessed from the public road through automatic double gates.



Services

Private water from a water course (situated outwith the property for sale) and a bore hole (situated within the property for sale).

Mains electricity

Ground source central heating from bore hole (situated within the property for sale and separate from water supply)

Telephone connection

Private drainage

Local Authority

Argyll & Bute Council

Kilmory

Lochgilphead

Argyll, PA31 3RT

Tel: 01546 605522

www.argyllandbute.gov.uk

Council Tax

Ashfield Old Schoolhouse falls into band G for Council Tax purposes.

Energy Performance Rating

Ashfield Old Schoolhouse - Band D

Beech Cottage - Band G

Items included in the sale

All fitted carpets in the house and cottage.

Solicitors

Morton Fraser

141 St Vincent Street

Glasgow, G2 5JF

Tel: 0141 274 1100

www.morton-fraser.com

Important Notes

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.

2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, not the working order of services or appliances.





3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.

4 Closing date.

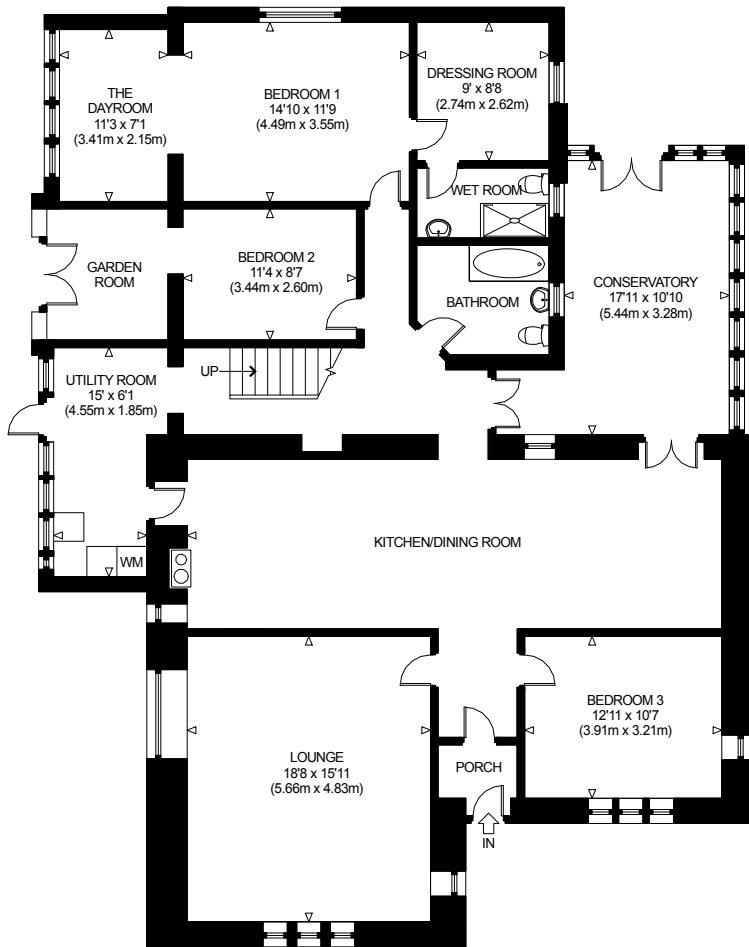
A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD Galbraith or Argyll4sale in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

5 Offers.

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith, 59 George Street, Edinburgh, EH2 2JG.

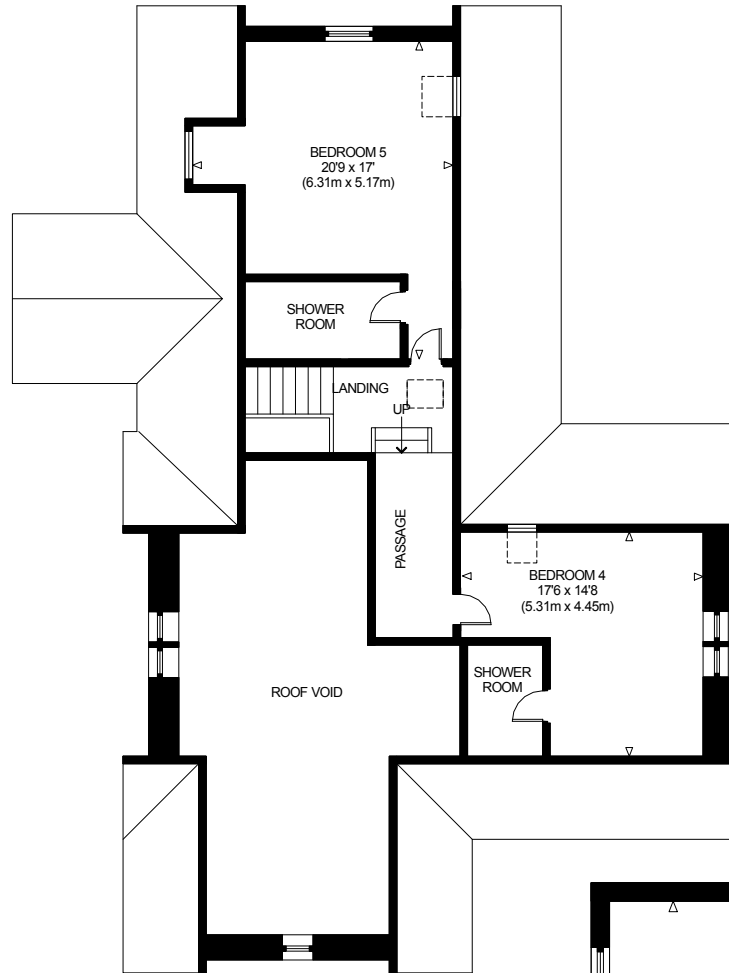
6 Third Party Rights and Servitudes.

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.



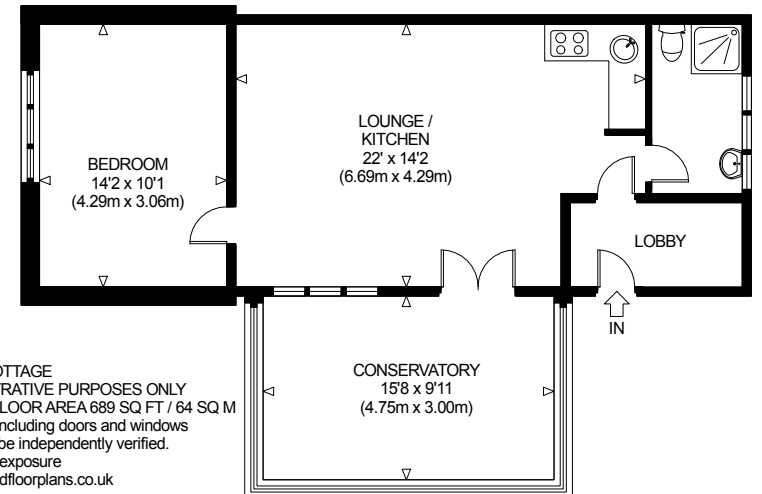
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2110 SQ FT / 196 SQ M

ASHFIELD OLD SCHOOL HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2777 SQ FT / 258 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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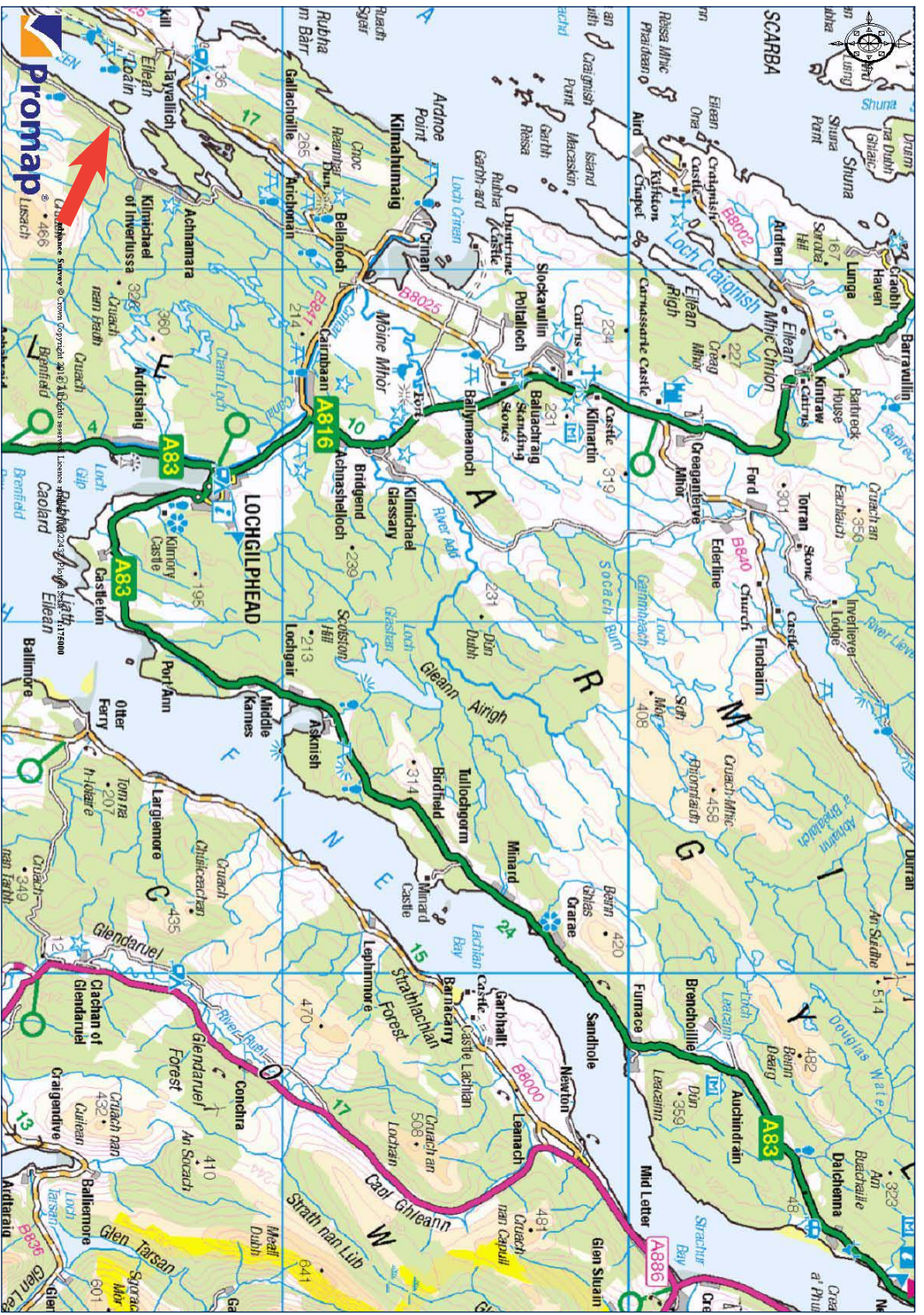


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 667 SQ FT / 62 SQ M

BEECH COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 689 SQ FT / 64 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 689 SQ FT / 64 SQ M



Submarine
Cable Terminal

27m

Loch View
Shingle
Pontoon Slipway
Boat House

CKD Galbraith

Promap

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