



Dun a Bhuilg

Achnamara, Lochgilphead, Argyll

A remarkable period house, built in 1929 for large family holidays and gatherings, and in the same family ever since.

A handsome family home in the Arts and Crafts style, set in a spectacular coastal position just above Kilmory Bay in the stunning Knapdale area of Argyll. The property sits in an idyllic position with beautiful gardens, extensive woodland, an old vegetable garden and orchard and wild areas. There are sweeping views over Kilmory Bay to Jura and Islay from both house and garden.



1 RECEPTION ROOMS



7 BEDROOMS



3 BATHROOMS



GARAGE



1.94 ACRES



FREEHOLD



RURAL COASTAL



2,767 SQ FT



OFFERS OVER £875,000



The property

The property offers unique Arts and Crafts style and character throughout.

Dun a Bhuilg is a fine period house, occupying a dramatic coastal setting in Knapdale, at the top of the stunning Kintyre peninsula. The property dates from 1929 and features splendid white rendered elevations, while inside there are exposed timber beams and large sash windows giving plenty of natural light and dramatic views across the white sands of the lovely Kilmory Bay to Jura, Islay and the Atlantic beyond.

On the ground floor, the main living space is the well proportioned sitting room and dining room. This generous reception has a dual aspect with five tall sash windows providing window seats to take in the stunning sea views. There are timber beams overhead and a handsome fireplace, as well as space for both a seating area and a large family dining table seating 10-12. Further family living space comes in the form of the open-plan kitchen and dining area, with space for a dining table or seating area, a fireplace fitted with a woodburning stove and a well-equipped kitchen with

a wonderful large slate shelved larder, cool all year. Fittings include farmhouse-style painted wooden storage and shelving, all designed and made for the original house, a breakfast bar and a movable butcher's block island. There is also a dual stainless steel sink and a range cooker. There is a hatch through to a useful pantry with fine glass fronted cupboards. The warm boot/utility/drying room with its own door to the garden has racks and hooks for coats, wet suits, sailing and fishing equipment. The whole ground floor benefits from honey coloured quarry tiled floors.

The first floor provides four bedrooms, including two generous principal bedrooms with dual aspects, and a smaller proportioned double bedroom that catches the morning sun. All four first-floor bedrooms have generous, original built-in storage, while the first floor also has a family bathroom and a shower room.



Three further double bedrooms are available on the second floor, two of which have the original 'grown-up sized bunks' offering great sleeping accommodation for big family gatherings, as well as a bathroom with a small, roll-top bathtub.

Outside

The property is accessed via gates at the front, which open onto the gravel driveway, there is a stone water spout running by the front steps. The drive also leads to a detached garage at the rear. The enchanting gardens surrounding the house include areas of lawn, mature shrubs, trees, woodland and hedgerows and a wealth of stunning flowering perennials, wildflowers and shaded grass, creating a truly idyllic private environment in which to relax. At the rear there is a patio area for al fresco dining, a greenhouse and, attached to the back of the house, there is a workshop with tool storage, electric meters and water purifying equipment. Part of the 'Dun' or hill behind the house is within the garden making a wonderful secret vantage point with extraordinary views.

At the front, the lawn area provides the ideal vantage

point for enjoying the stunning sea views, and there is a hidden path opposite the north gates right down to the beach.

Location

Dun a Bhuilg sits by the small clachan of Kilmory with its historic chapel and carved stones, 19 miles southeast of Lochgilphead by the mouth of Loch Sween, with Loch Caolisport and lovely hidden beaches nearby. Local amenities can be found in Lochgilphead, including a range of shops and a supermarket as well as several well-regarded schools.

Large supermarkets, independent restaurants, a hospital, train station and further sports and marine facilities are available in Oban. The surrounding area is a paradise for lovers of the outdoors. There are numerous walking and cycling trails within easy reach, while the region is well-known for sailing, fishing, birdwatching and diving. A foot passenger ferry embarks to Jura from Tayvallich, with the larger Kennacraig, Tarbert and Oban Ferry Terminals just over an hour away by car with services to Islay, Portavadie and (from Oban) routes to all the Western Isles.

Distances

- Lochgilphead 19.5 miles
- Tayvallich 18 miles
- Oban 47 miles
- Dumbarton 87 miles
- Glasgow 104 miles

Nearby Stations

- Oban Station 47 miles
- Tarbet Station 48 miles

Key Locations

- Kilmory Chapel
- Castle Sween
- Kilmartin Museum and standing stones
- Crinan Canal
- Eilean Mòr and the Corryvreckan whirlpool

Nearby Schools

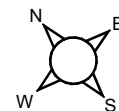
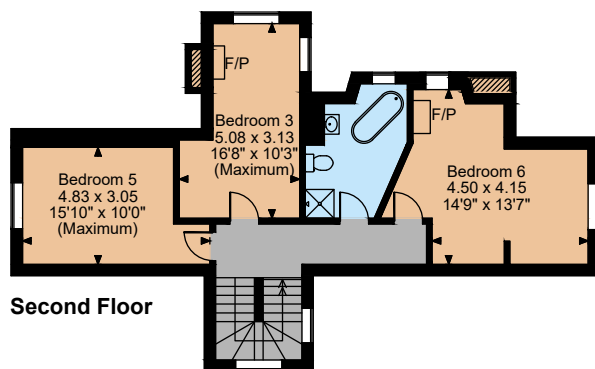
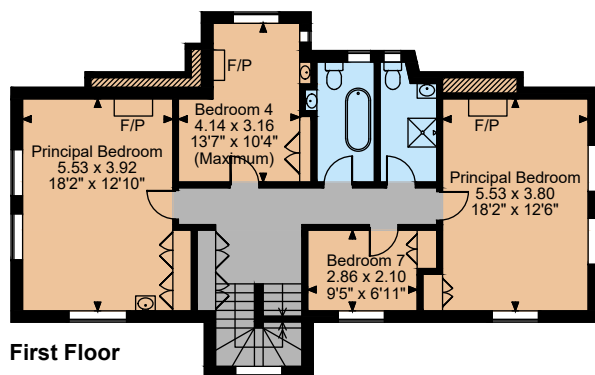
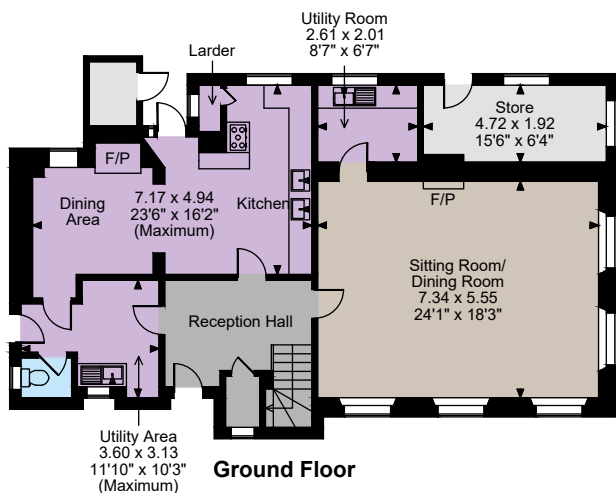
- Lomond School
- Ardvreck School
- Lochgilphead Joint Campus

- Tayvallich Primary School
- Kilmartin Primary School

Note

- The current owner has been running a successful short-term letting business in the house though limited months of the year while still leaving weeks free for family holidays, and this earns some £45,000 annually. The house has also been used as the setting for a feature film and there is potential for others.





Floorplans

Main House internal area 2,767 sq ft (257 sq m)

Garage internal area 260 sq ft (24 sq m)

Outbuilding internal area 123 sq ft (11 sq m)

Total internal area 3,150 sq ft (293 sq m)

For identification purposes only.

Directions

Post Code: PA31 8PT

what3words: ///shook.consonant.flannel - brings you to the property

General

Local Authority: Argyll & Bute Council

Services: Electricity mains, Water - private, Heating - oil fired, Drainage - private

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Currently assessed via Ratable Value

EPC Rating: E

Listing: Dun A Bhuilg is B Listed.

Fixtures and Fittings: Fitted carpets are included in the sale, other fittings and fixtures including light fittings, curtains, garden equipment etc may be also be available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

The position & size of doors, windows, appliances and other features are approximate only.

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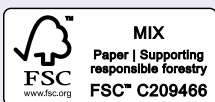
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