

# Cladich House

Cladich | Dalmally | Argyll and Bute



**Galbraith**

# An attractive 4/5 bedroom property in a highly scenic and rural location in Argyll and Bute



Dalmally 7 miles | Oban 28 miles | Glasgow 73 miles | Edinburgh 100 miles  
(All distances are approximate)

4/5 bedrooms, 3 reception rooms

A beautifully decorated rural property with bright and airy reception spaces

Well-proportioned accommodation with ample flexibility

Currently operated as a successful B&B

South facing property with views over the surrounding countryside

Convenient location close to Oban in Argyll and Bute

**Offers Over £295,000**

## Galbraith

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[galbraithgroup.com](https://galbraithgroup.com)



## Situation

Cladich House lies in a highly scenic and rural location just south of Loch Awe, the longest freshwater loch in Scotland, and approximately 7 miles south west of Dalmally and in Argyll and Bute. Dalmally is a pretty village near Kilchurn Castle on the A85, the main route to Oban and the West Coast. The village has a great range of local amenities including a village shop, doctor's surgery, pharmacy, community centre, golf club and primary school. Dalmally also has great transport links with a train station offering regular West Highland Line services to Oban and Glasgow.

The popular town of Oban is less than an hour's drive north west and provides a superb range of facilities including supermarkets, local and national retailers, cafés and restaurants and primary and secondary schooling. Oban also provides ferry services to the Hebrides. Tyndrum can

be reached in just 30 minutes and Glencoe in approximately an hour. The centre of Glasgow is easily reached in approximately 1.5 hours drive south with its vibrant city amenities and international airport.

Cladich House is ideally located to make the most of what the Highlands of Scotland and the west coast has to offer, with a wide range of recreational pursuits nearby. For hikers, the area offers an outstanding network of local paths, convenient proximity to the West Highland Way, and a wealth of Munros within easy reach. There is also a good network of cycle tracks and paths for mountain biking as well as a 9-hole golf course at Dalmally. Water sports can be enjoyed locally in Oban and skiing is available at the well-regarded Glencoe Mountain Resort.

## Description

Cladich House is an attractive semi-detached property with a harled exterior and lying under a pitched slate roof with double glazing throughout. The property is currently operated as a successful B&B with well-proportioned accommodation and reception spaces providing ample flexibility and opportunity. The entrance hall leads into the breakfast room, a modern kitchen / dining room with French doors leading out into the garden and a sitting room off with a wood burning stove, exposed stone wall and traditional wooden beams. The ground floor accommodation is complete with a utility room, shower room and two bedrooms. A staircase leads to the first floor with three generous bedrooms with ensuite.



## Accommodation

**Ground Floor:** Entrance Hall, Kitchen/Dining Room, Breakfast Room, Sitting Room, Utility Room, Shower Room, 2 Bedrooms.

**First Floor:** Hall, 3 Bedrooms with Ensuite.

## Garden

Cladich House is accessed directly off the B840 and benefits from a generous gravel parking area to the west with ample space to park multiple cars and includes a dedicated car charging point. A gravelled area with tables and chairs lies to the front of the property which is south facing, a perfect area to enjoy the views over the surrounding countryside. To the rear of the property is a traditional outbuilding as well as a timber shed providing good storage space.

## General Information

Tenure	Local Authority	Council Tax	EPC
Freehold	Argyll and Bute Council, Kilmory, Lochgilphead, Argyll, PA31 8RT T: 01546 605 522	Band E	E

## Services

Mains electricity and water are connected | Private drainage to shared septic tank  
Oil fired central heating | FTTP (Fibre To The Premises) is available | Mobile Signal  
Yes

## Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

## Directions

From the A85 running through Dalmally, take the A819 junction on the left after Dalmally Golf Course signposted for Inverary and Cladich. Continue for approximately 5 miles before taking turning right onto the B840. After about 0.3 miles, Cladich House will be on the right hand side.

 **objecting.look.dockers**

 **Post Code: PA33 1BQ**

## Solicitors

Gillespie MacAndrew, 5 Atholl Crescent, Edinburgh, EH3 8EJ T: 0131 225 1677

## Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

## Viewings

Strictly by appointment with the Selling Agents.

## Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present, working machinery or equipment on the property, as well as any uneven ground or private access route.

## Anti Money Laundering (AML) Regulations

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.



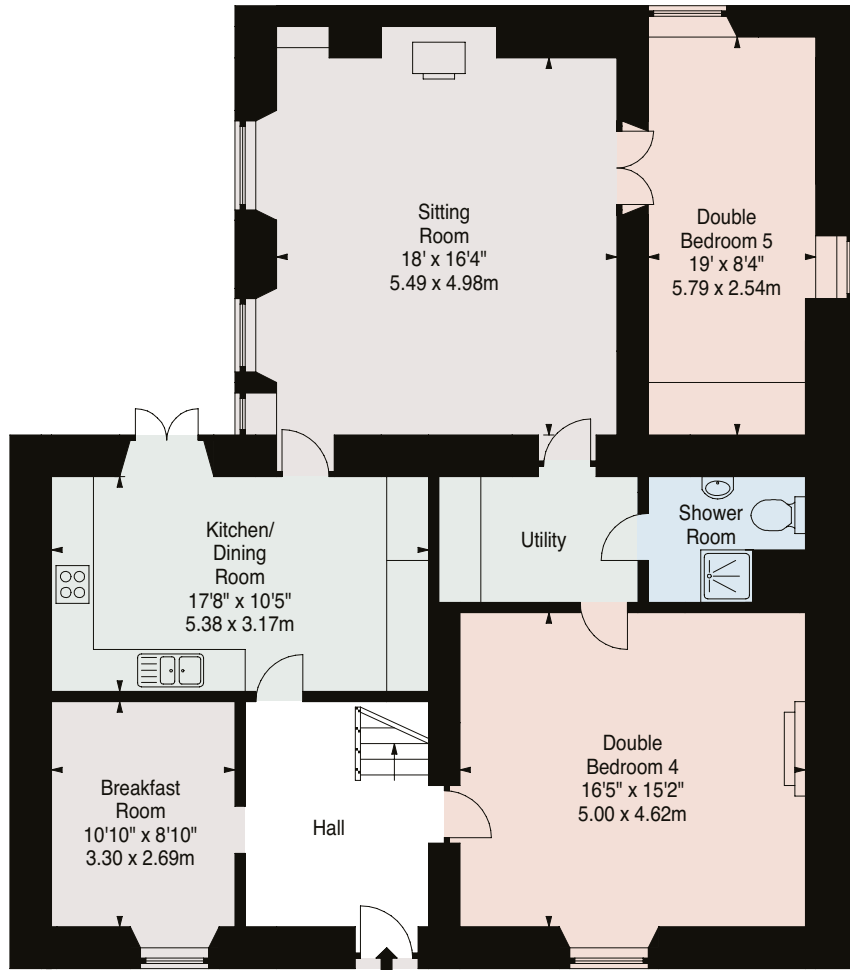
# Floor plans

Approx. Gross Internal Area

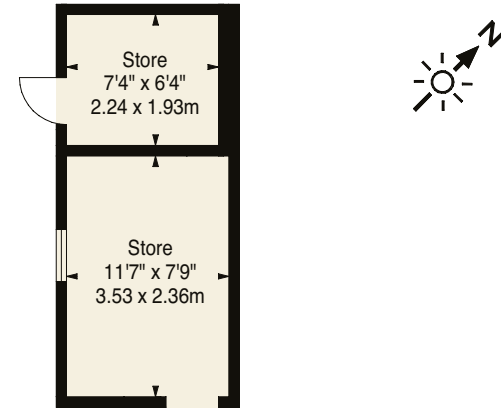
2132 Sq Ft - 198.06 Sq M

Stores: 138 Sq Ft - 12.82 Sq M

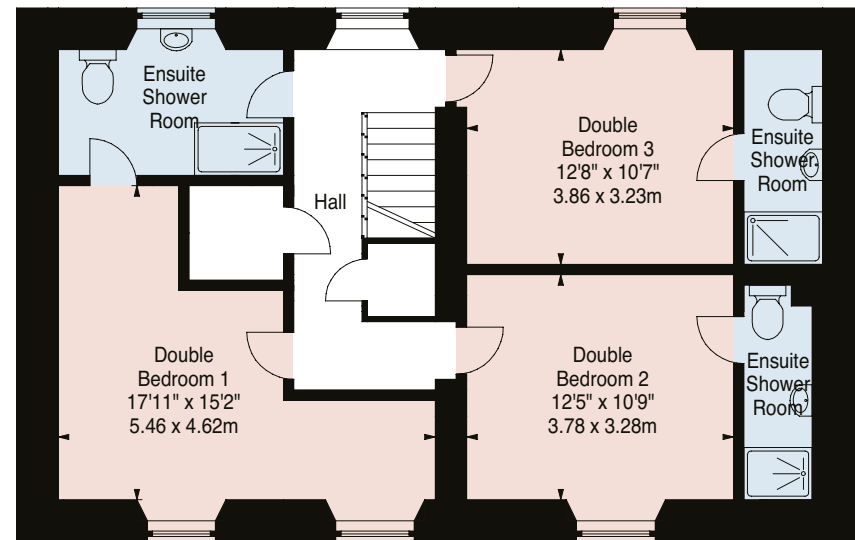
For identification only. Not to scale.



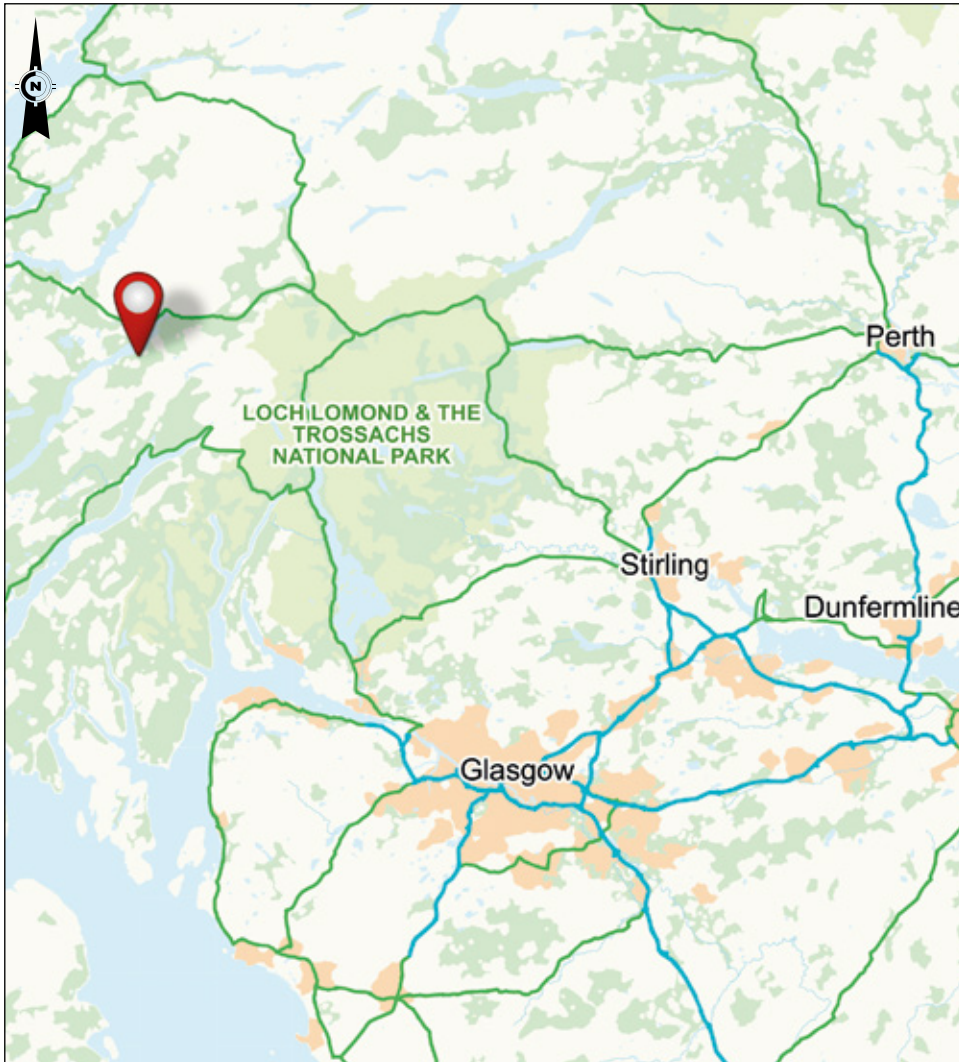
Ground Floor



Ground Floor



First Floor



**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, nor the working order of services and 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 Galbraith, 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 written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 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. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken May 2026.



**Galbraith**