



MACHRIMORE MILL

SOUTHEND, CAMPBELTOWN, ARGYLL



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Beautifully appointed dwellinghouse in a converted and historic mill building, complete with many traditional features.

Southend 0.5 miles ■ Campbeltown 10 miles ■ Glasgow 148 miles

- Immaculate 4-bedroom detached property in walk-in condition
- Large area of garden ground adjoining the Connieglen Water and off-road parking
- Located in a rural yet accessible location close to local amenities
- Possible business opportunity with very spacious and flexible accommodation

For Sale as a Whole

Galbraith

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 OnTheMarket





SITUATION

Machrimore Mill lies in a private and scenic setting on the outskirts on Southend, approximately 10 miles to the south of Campbeltown.

Excellent local services and amenities are on hand in the small but thriving village of Southend, less than half a mile away. These include a shop and tearoom, post office, hotel, doctor's surgery, village hall, children's play park, church and the 18 hole Dunaverty golf links. Campbeltown provides a good range of retail outlets, along with an historic cinema, swimming pool, primary and secondary schools, numerous bars and restaurants, and a library. There is a community hospital in Campbeltown, and the airport close to Machrihanish offers regular flights to Glasgow. There is a regular bus service from Southend to Campbeltown, which connects with a five times a day bus service to Glasgow.

Argyll is a county offering a wide range of recreational pursuits. For the golfer, in addition to the course at Dunaverty, the championship course at Machrihanish, and the new Machrihanish Dunes, are a short drive from Southend. Kintyre enjoys a mild climate being on the Gulf Stream, with the beautiful beaches close by, and the famous surfing beach at Westport nearer Campbeltown.

The 'Kintyre Express', a small passenger ferry, offers trips to Ballycastle, Northern Ireland, and the summer car ferry service from Ardrossan to Campbeltown, run by Caledonian MacBrayne, offers a link to the Ayrshire coast. The islands of Davaar, Gigha, Islay and Arran are also within easy reach from Kintyre.



DESCRIPTION

Machrimore Mill is a stunning conversion of a B-Listed former mill building, with an original mill occupying the location back in 1799 and the subsequent building being built in 1839. Machrimore Mill became ruinous in the late 20th Century, and in 2004 the Seller purchased the property and began an extensive refurbishment programme which involved the retention of the main building façade but the entire replacement of the internal structure with timber framed construction.

The beautifully presented detached home they have built sits in its own extensive garden grounds in a private setting on the banks of the Connieglen Water. Externally the building retains the character of its former use, including a working water wheel and a ridge vent on the roof. Internally the property has been refurbished to an extremely high specification including a bespoke oak staircase that spans three floors, Indian limestone, oak and pine flooring, oak doors (half-hour fire rated), exposed pine beams and feature rounded skirting beads. While being in-keeping with a property of this nature, the home also includes the comforts of modern living including underfloor heating to all floors, double glazing throughout, and ensuite bathrooms or shower rooms to all bedrooms.

The property is approached via a private surfaced drive from the public road, with an area of gravelled off-road parking to the rear, and a further area to the front of the Mill. There are two entrances to the house, a more formal one to the front which opens into the large kitchen and dining area on the ground floor, or one to the rear which opens on to the first floor.



From the vestibule to the rear, access is taken to the first floor landing. There is oak flooring throughout on this floor and it includes a cloakroom with WC and wash hand basin. There is a lovely large sitting room with feature wood burning stove with a master bedroom located across the landing which includes an ensuite bathroom comprising bath, WC and wash-hand basin.

The stairs are accessible from the landing and provide access to the floors above and below. On the second floor are two further large bedrooms, both with ensuite facilities. This floor has pine flooring throughout, and on the landing is a recessed area which is currently utilised as a home office.

On the ground floor is a fantastic kitchen and dining room, featuring exposed oak beams, Indian limestone flooring and a large oak door providing access to the front garden area. The fitted kitchen includes an island counter and fitted wall and floor units, with integrated fridge and dishwasher. A utility room, plumbed for a washing machine, is adjacent to the dining area and offers additional storage and workspace.

Open to the kitchen is a snug, which is located in the original chaff house of the mill, with glazed doors to the front garden. Also on the ground floor is the fourth bedroom, which has a glazed door to the front garden area, and offers high accessibility with a wet room comprising shower, WC and wash-hand basin.

ACCOMMODATION

Utility Room, Dining Kitchen, Snug, WC, Master Bedroom with Ensuite Bathroom, Sitting Room, Three Further Double Bedrooms, all with Ensuite facilities.

The layout is presented in more detail in the floorplans contained within these particulars.

GROUNDS AND BUILDINGS

Machrimore Mill sits within its own well tended and extensive garden grounds. A surfaced driveway leads from the public road and sweeps around the house to the south, leading to a gravelled front parking area. Adjacent to this is a patio area, with herbaceous plants and small trees. To the north side of the house is a large area of garden ground, part of which comprises a terraced lawn that meets with the attractive Connieglen Water. To the rear of the house is a further area for off-road parking and a small garden shed which is included in the sale.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Council Tax	EPC
Mains	Mains	Septic Tank	Underfloor LPG & Log Burning Stove	Band F	Band D(59)

DIRECTIONS

To reach Machrimore Mill from Campbeltown, travel south on the B842 for approximately 10 miles. Just before you enter the village, (after passing the church), turn left down the public road signposted 'Pollywilline'. After approximately 400 metres, the property can be found on the right hand side of the road, just before the bridge.





WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///nerves.sourced.gardens

POST CODE

PA28 6RQ

SOLICITORS

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Lindsays Solicitors
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T: 0141 221 6551

LOCAL AUTHORITY

Argyll and Bute Council
Kilmory
Lochgilphead
PA31 8RT
T: 01546 605522

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

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.



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.

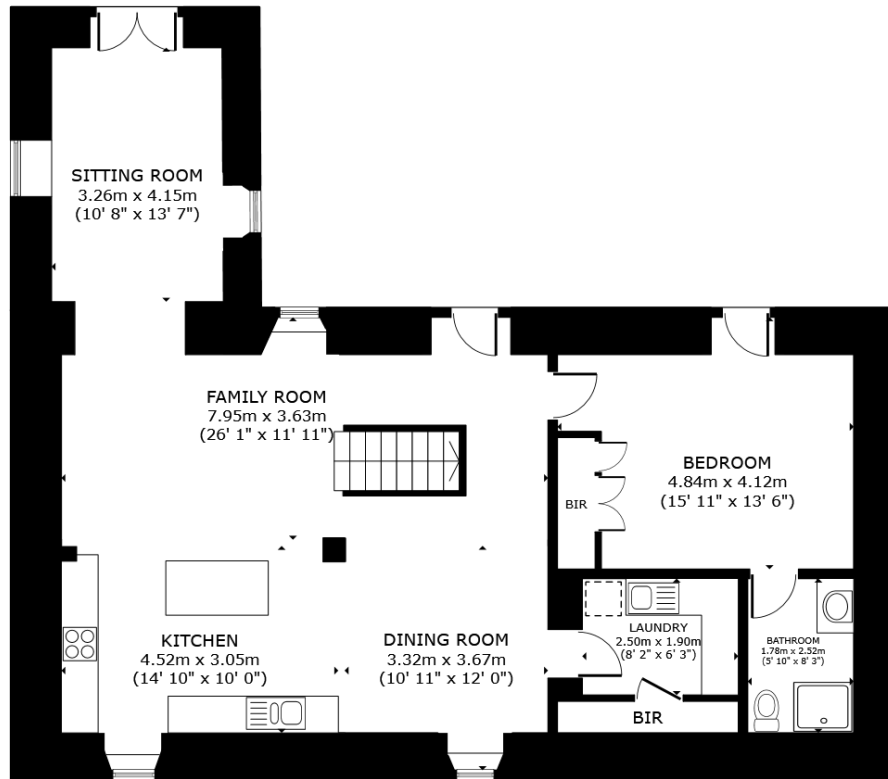
5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification.

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.

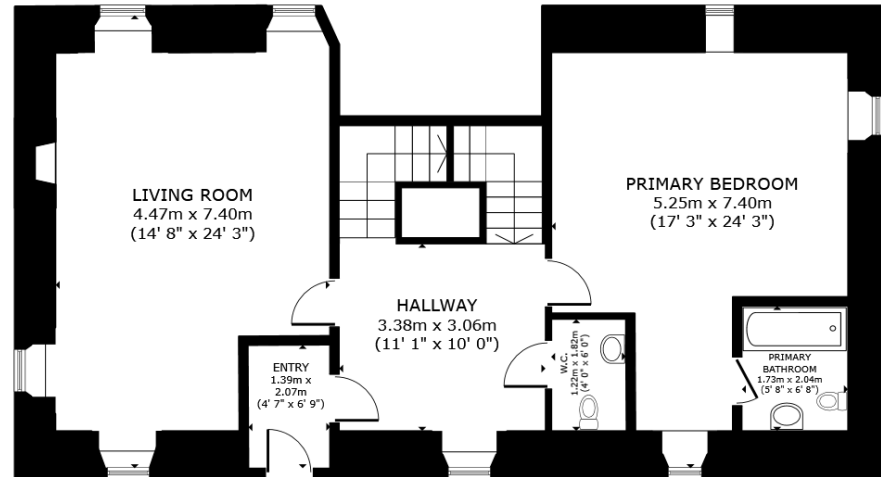
7 Photographs taken August 2023

8 Brochure prepared August 2023

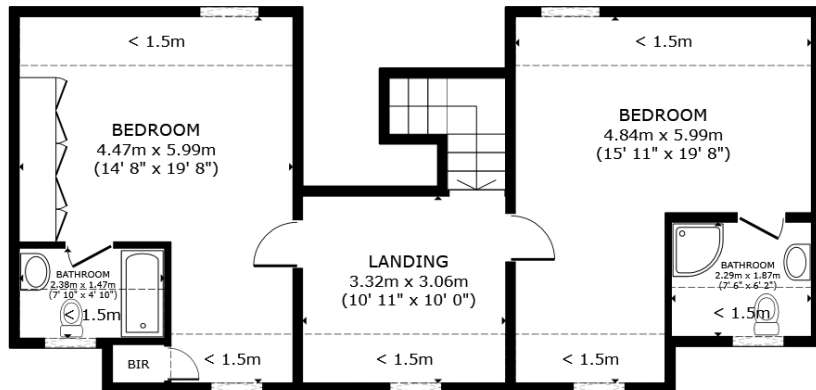




GROUND FLOOR



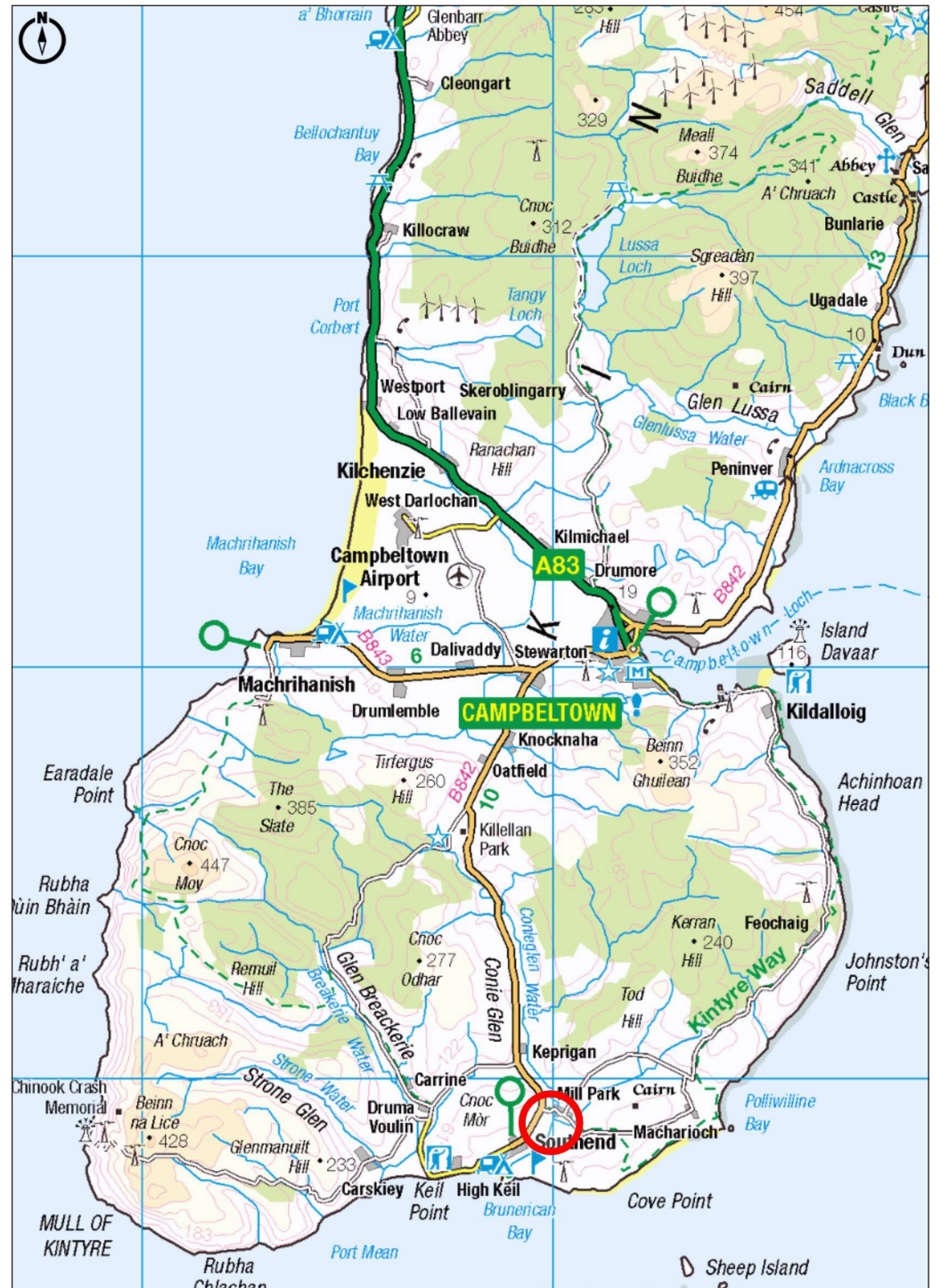
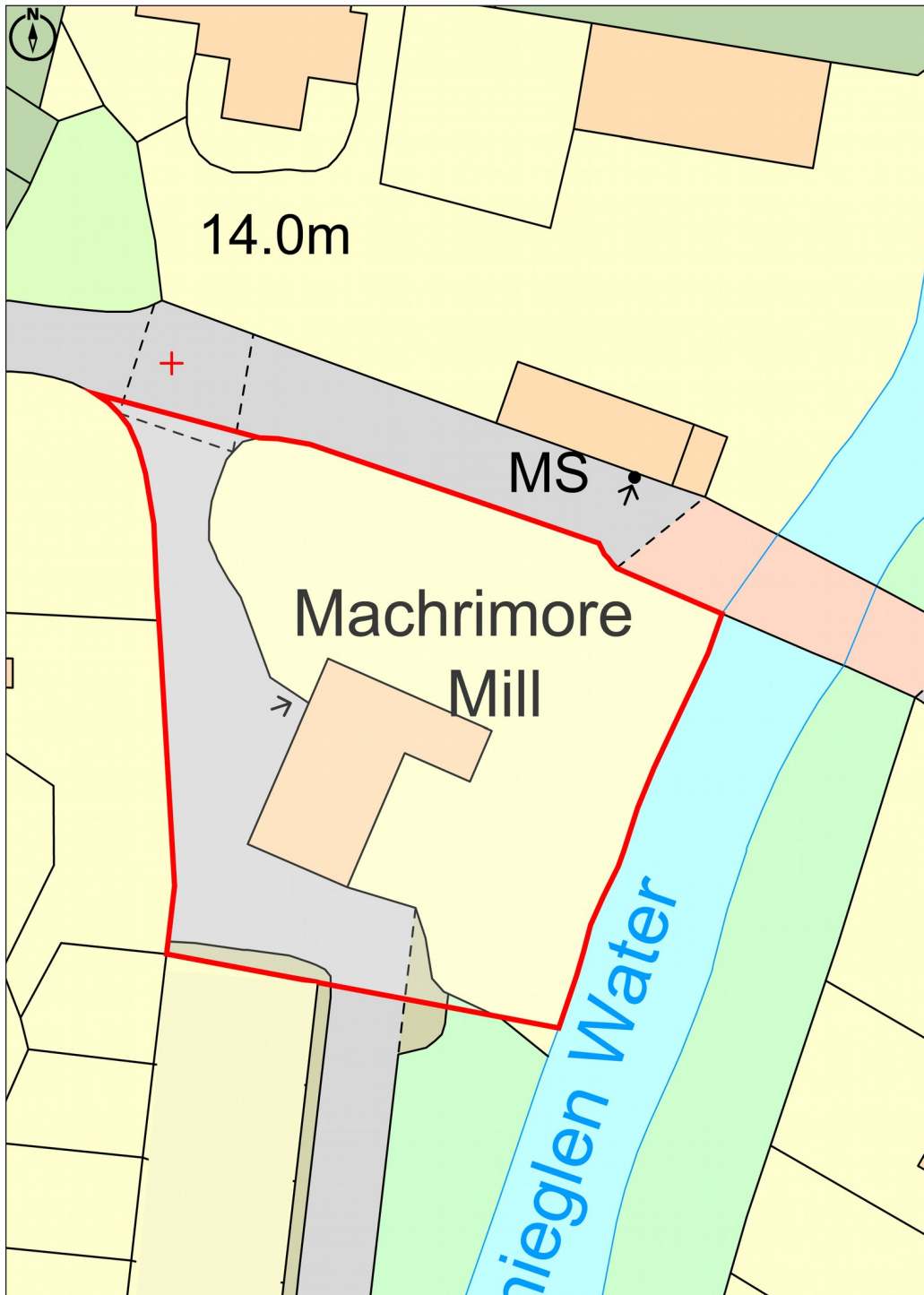
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 GROUND FLOOR 98.7 m² (1,062 sq.ft.) FLOOR 1 80.6 m² (867 sq.ft.) FLOOR 2 49.5 m² (533 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 17.4 m² (187 sq.ft.)
 TOTAL : 228.8 m² (2,463 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







Galbraith



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