

NO 6 BREAKACHY
KILKENZIE, CAMPBELTOWN



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Beautifully appointed dwellinghouse with stunning views across to the Mull of Kintyre, Northern Ireland and beyond

Campbeltown 6 miles ■ Tarbert 32 miles ■ Glasgow 132 miles

- Immaculate 4-bedroom semi-detached property in walk-in condition
- Possible development opportunity with large detached garage suitable for future conversion
- Good sized garden ground, decking area to the front and large patio to the rear
- Located in a rural yet accessible location close to local amenities
- Enjoying excellent views over the coast and surrounding countryside

For Sale as a Whole

Galbraith

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 OnTheMarket





SITUATION

NO 6 Breakachy lies in a highly scenic rural setting with spectacular southerly views over the coast towards the Mull of Kintyre, Northern Ireland, Rathlin Island and the Republic of Ireland in the far distance.

Campbeltown, approximately 6 miles away, provides a good range of retail outlets, along with an historic cinema, swimming pool, 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. To the north, the smaller town of Tarbert has a range of excellent restaurants and bars. There is an excellent and daily bus service from Campbeltown to Glasgow.

Argyll is a county offering a wide range of recreational pursuits. For the golfer, there is a popular 18-hole course at Dunaverty, Southend, whilst the championship course at Machrihanish, and the new Machrihanish Dunes, are only a short drive from property. Kintyre enjoys a mild climate being on the Gulf Stream, with the beautiful beaches of Machrihanish and the famous surfing beach at Westport nearby.

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

No 6 Breakachy is a beautifully presented semi-detached country home sitting in its own garden grounds with panoramic views of the coast, and surrounding countryside. The house was recently extended and refurbished throughout, and offers spacious and luxurious family accommodation in a much sought after area of Argyll.

Making the most of its elevated position, the house has extensive double glazed doors and windows, particularly to the front. The house has under floor central heating throughout, and is single storey, making it efficient to heat in the winter. When extended and refurbished, the property has been finished to a high standard with engineered oak floors, feature beams in the living area and quality bathroom fittings.

The property is approached via a private farm track from the public road, to a tarred driveway and parking area to the front of the house. The main entrance to the house is via a porch to the side, with further entrances from the decking to the main living area and one located to the rear. A useful utility room lies adjacent to the entrance porch which is plumbed for a washing machine and space for a tumble dryer.

The main public room is located to the front and has extensive glazing to the south with access to the external decking area. The room is extensive and comprises a quality fitted kitchen with breakfasting island and enough space for a dining area and lounge.

A quality wood burning stove offers warmth for the winter months and feature lighting and exposed beams provide the room with a contemporary feel. The kitchen includes an integrated double oven, hob, extractor hood, microwave, dishwasher, wine cooler, fridge and freezer.

Off the living area are two bedrooms. An office, and two further bedrooms are accessed from the rear corridor. The Master Bedroom includes a lovely en-suite shower room and large walk-in wardrobe, with a further family bathroom located opposite the office.

ACCOMMODATION

Entrance Porch, Utility Room, Dining/Living/Kitchen, Master Bedroom with Ensuite Shower Room and Walk In Wardrobe, Three Further Bedrooms, Office and Family Bathroom.

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

GROUNDS AND BUILDINGS

No 6 Breakachy sits within its own well tended grounds. To the rear of the house is a large area of garden ground, with smaller areas to the front and side. Also to the rear is a paved courtyard area, with access direct from the rear corridor of the house, and a timber garden shed and greenhouse.

A large double garage, extending to 9.5m x 6m, is located to the east of the house and provides covered parking for up to four cars. The building is insulated, has double glazed windows and doors, and sits on a site previously with Planning Permission in Principle for a further detached dwelling, which has now expired. The building therefore offers some development potential, or could equally be utilised for a business use, subject to obtaining the necessary consents.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Council Tax	EPC
Private	Mains	Septic Tank	Underfloor Oil & Log Burning Stove	Band B	Band C (75)

The source of the private water supply is a spring located on the adjoining land to the north, with a storage tank and filtration system installed.

DIRECTIONS

From the north, heading south towards Campbeltown on the A83, turn left at the first sign post to 'Tangy' and follow the unclassified single track road up a steep hill. After approximately a mile, turn right at the junction and follow the road to the farm entrance. Turn left and follow the private road uphill, taking the first left past the nearby houses. No 6 is the last house on the left.

WHAT3WORDS

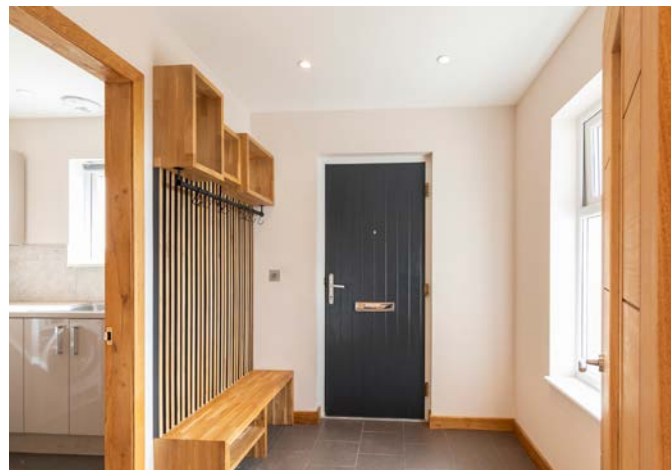
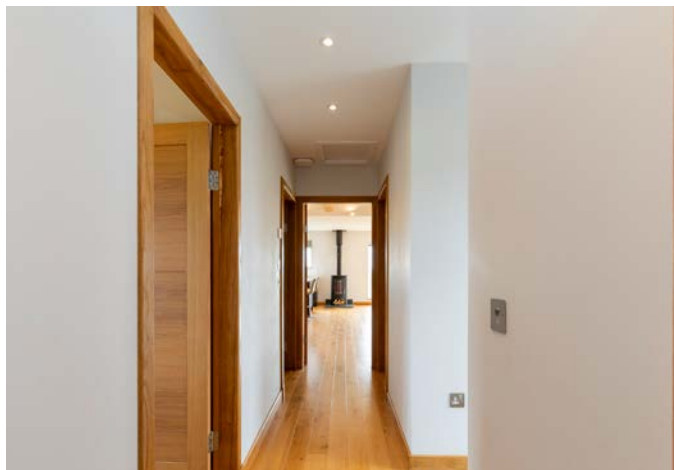
To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///////////////movements.hammocks.called

POST CODE

PA28 6QD

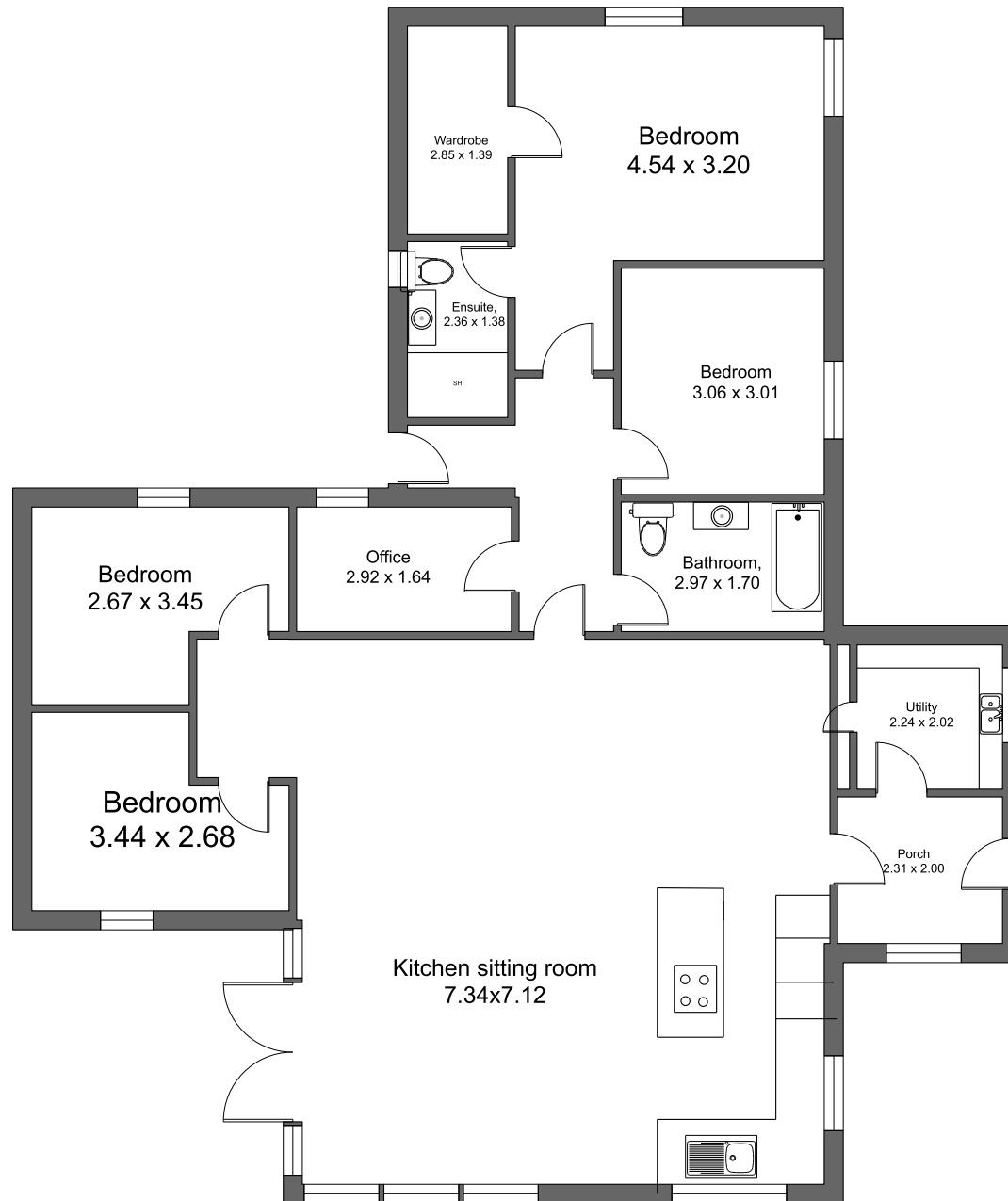
SOLICITORS

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6 Breakachy







LOCAL AUTHORITY

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

FIXTURES AND FITTINGS

All fixtures, fittings and contents as seen during viewing are included in the sale.

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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information 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 July 2023
8. Brochure prepared July 2023





Galbraith