

# **HIGH SMERBY FARMHOUSE**

PENINVER, CAMPBELTOWN, ARGYLL, PA28 6QW



# HIGH SMERBY FARMHOUSE, PENINVER, CAMPBELTOWN, ARGYLL, PA28 6QW

Farmhouse with excellent development potential set in an elevated location with far-reaching views to the south

Campbeltown 3 miles ■ Glasgow 140 miles

Acreage 1.13 Acres (0.46 Hectares)

- 4-bedroom detached farmhouse with excellent views
- Set in a private yet accessible location with a large area of garden ground
- A variety of former outbuildings, with significant development potential, subject to the appropriate consent.



**Galbraith**

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### SITUATION

High Smerby Farmhouse lies in a private and scenic setting approximately 3 miles to the north of Campbeltown and enjoys panoramic views, particularly to the south towards Davaar Island, Ailsa Craig and Arran to the east.

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 that passes the property at the public road 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, the championship course at Machrihanish and the new Machrihanish Dunes, are a short drive from the house. Kintyre enjoys a mild climate being on the Gulf Stream, with a variety of beautiful beaches close by, including the famous surfing beach at Westport.

The 'Kintyre Express', a small passenger ferry, offers trips to Ballycastle, Northern Ireland and the islands of Gigha, Islay, Jura and Arran are also within easy reach from Kintyre.

### DESCRIPTION

High Smerby Farmhouse occupies an elevated position with far-reaching views to the south and east. Whilst the property is in need of some modernisation and refurbishment, it provides spacious accommodation over two storeys with the adjoining outbuildings offering additional opportunities. The property is approached via a shared private drive, partly owned, from the public road, past

the neighbouring house. Beyond the entrance the drive continues through to the neighbouring field, however there is ample off-road parking to the side. The outbuildings are located mainly to the south and west and the house itself is accessed via a front door to the east which opens into a hallway. On the ground floor is a fully fitted dining kitchen, two public rooms, a utility room and a shower room. A staircase from the hall leads to the upper floor which comprises four good-sized bedrooms and a family bathroom.

### ACCOMMODATION

Living Room, Sitting Room, Dining Kitchen, Utility Room, Shower Room, Four Bedrooms and Family Bathroom.

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

### GROUNDS AND BUILDINGS

High Smerby Farmhouse sits within its own area of garden ground, extending to approximately 1.13 Acres in total. There is an area of off-road parking to the side and the drive continues on to the field beyond, across which the neighbouring landowner has a right of access. Adjoining the house, and in a reasonable condition is the former byre, further shed and a workshop, all offering good development potential subject to obtaining the necessary consents. To the front of the house is a former two storey traditional cattle shed, now in a derelict condition, and a further derelict building to the west.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Council Tax	EPC
Private	Mains	Septic Tank	Oil	Band E	Band F(37)

DIRECTIONS

To reach High Smerby Farmhouse from Campbeltown, travel north on the B842 towards Peninver. After approximately 3 miles the access road can be found on your left. Head up the private track and High Smerby Farmhouse is the second house at the top of the track.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///access.tables.mountains

POST CODE

PA28 6QW

SOLICITORS

Dales Solicitors LLP  
18 Wallace Street  
Galston  
Ayrshire  
KA4 8HP  
T: 01563 820216



### 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.

### VIEWINGS

Strictly by appointment with the Selling Agents.

### ANTI MONEY LAUNDERING (AML) REGULATIONS

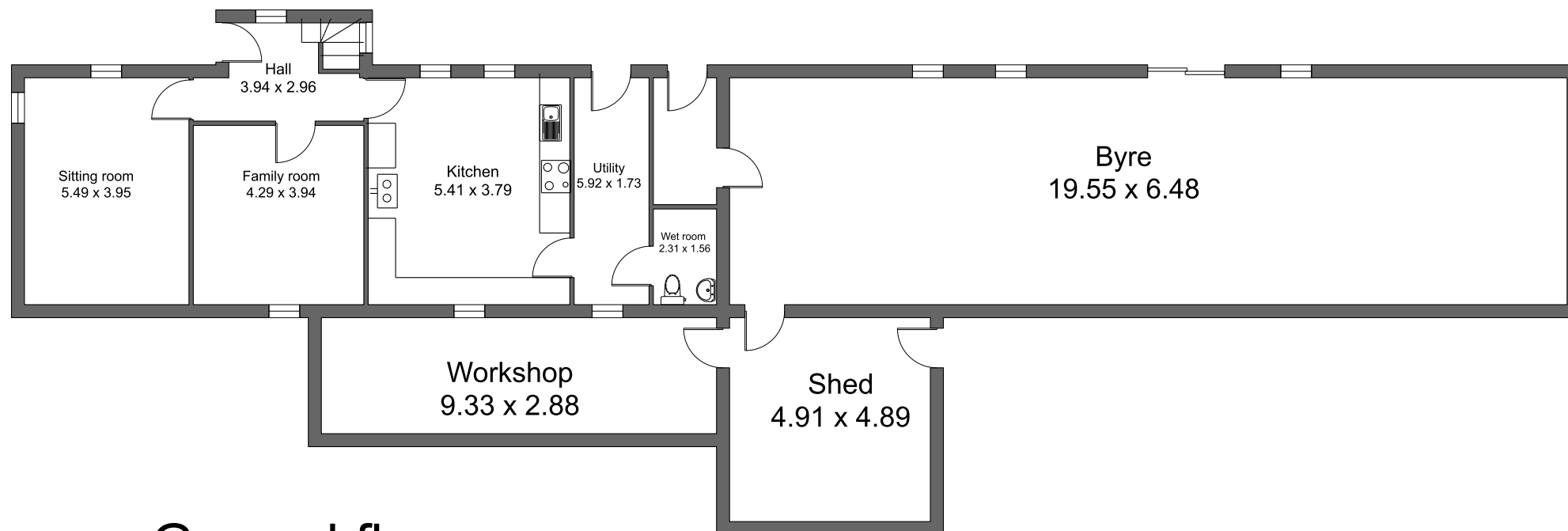
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

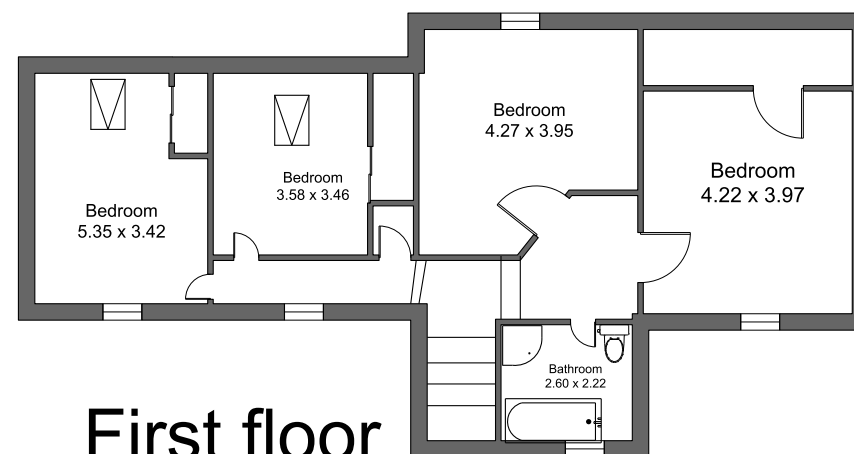
### IMPORTANT NOTES

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. 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 in May 2025.





Ground floor

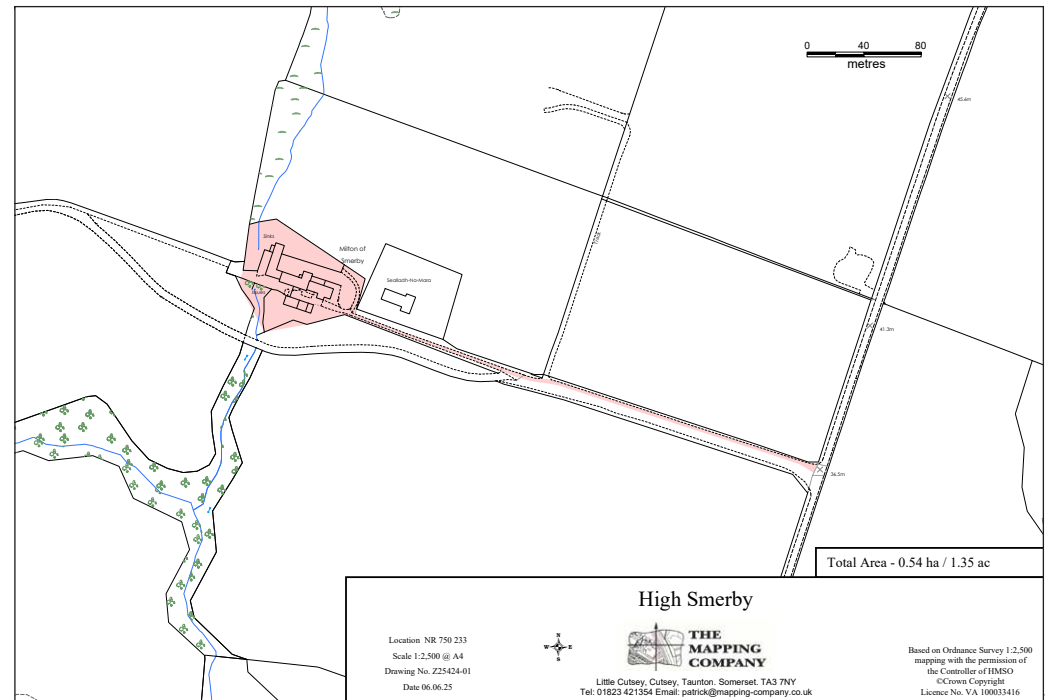


First floor













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