

BALEGREGGAN HOUSE

CAMPBELTOWN, ARGYLL



BALEGREGGAN HOUSE, CAMPBELTOWN, ARGYLL, PA28 6NN

Beautifully appointed dwellinghouse in a large villa with converted former stable wing, complete with many traditional features

Campbeltown 0.5 miles ■ Glasgow 137 miles

- Immaculate 6-bedroom detached property in walk-in condition
- Large area of garden ground with boundary wall to part, offering additional privacy
- Set in a rural yet accessible location within walking distance of Campbeltown
- Possible business opportunity with very spacious and flexible accommodation

1.15 acres (0.47 hectares)

Offers Over £550,000

Galbraith

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 OnTheMarket





SITUATION

Balegreggan House lies in a private and scenic setting on the outskirts of Campbeltown, and enjoys panoramic views, particularly to the south across Campbeltown Loch towards Davaar Island.

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 the house. Kintyre enjoys a mild climate being on the Gulf Stream, with the beautiful beaches close by, and 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

Balegreggan House is a stunning detached villa, Category C Listed, with a converted stable wing to the rear. The main house is understood to have been constructed around 1880, with the rear wing in 1900.





The beautifully presented detached home sits in its own extensive garden grounds in a private setting with far-reaching views, particularly to the south towards Davaar Island, Campbeltown Loch and Beinn Ghuilean. The property has been refurbished and maintained to a high standard and comprises extensive accommodation over two floors, including a large double garage and workshop.

The property is approached via a private drive from the public road, through Balegreggan Farm, to the main boundary wall and cattle grid. Beyond the wall the drive continues through a small area of mature woodland to the formal lawns and house itself, with an area of gravelled off-road parking to both the front and rear.

There are two entrances to the house, a more formal one to the front which opens into a large vestibule and then to the hallway, and one to the rear which opens to the boot room in the former stables wing. The house retains many original features including ornate corning, deep skirtings, wooden shutters, beautiful bay windows and a feature stained glass window on the stair landing.

On the ground floor is a fully fitted traditional style kitchen with breakfast bar, gas fired Aga, electric oven and gas hobs. Doors lead through to a lovely front facing dining room, complete with a feature mantelpiece. A large living room with bay window is located across the hallway and an en-suite bedroom to the rear of it. Off the kitchen is a boot room and utility, which in turn leads to the large double garage, workshop and separate WC. A further door leads to the garden.

A sweeping staircase from the hall leads to the upper floor which comprises a further large living room, master bedroom with Jack and Jill en-suite bathroom and two further bedrooms, one with en-suite. Off the stair landing the rear wing can be accessed and the family bathroom, two further double rooms and an office, which could also be utilised as a seventh bedroom if required.

ACCOMMODATION

Living Room, Kitchen, Dining Room, Boot Room, Utility, Double Garage, Workshop, WC, Master Bedroom with En-suite Bathroom, Sitting Room, Five Further Double Bedrooms, two with En-suite facilities, Family Bathroom and Office.

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

GROUND AND BUILDINGS

Balegreggan House sits within its own well tended and extensive garden grounds, extending to approximately 1.15 Acres in total. A gravelled driveway leads from the gates to the property and sweeps around the house to the south, leading to a rear parking area. The formal lawns, with hedges and topiary, lie mainly to the west of the house, interspersed with beds for vegetable growing and mature fruit trees. A smaller summer house is located to the rear of the house, with a log store adjacent to the workshop entrance. The high boundary wall is a particular feature and provides privacy, running along the northern and western boundary. A lower hedge runs along the southern boundary of the house and allows expansive views across open countryside to Campbeltown beyond.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Electricity | Drainage | Heating | Council Tax | EPC |
|---------|-------------|-------------|-----------|-------------|------------|
| Private | Mains | Septic Tank | Mains Gas | Band G | Band E(43) |





DIRECTIONS

To reach Balegreggan House from the A83, travel south towards Campbeltown and just beyond the town boundary, pass Snipefield Industrial Estate on your right, and take the second left up a private track past a variety of cottages and bungalows. Carry on along this track and pass through Balegreggan Farm steading, continuing to the house beyond.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///leader.elect.grudge](https://www.what3words.com/?q=///leader.elect.grudge)

POST CODE

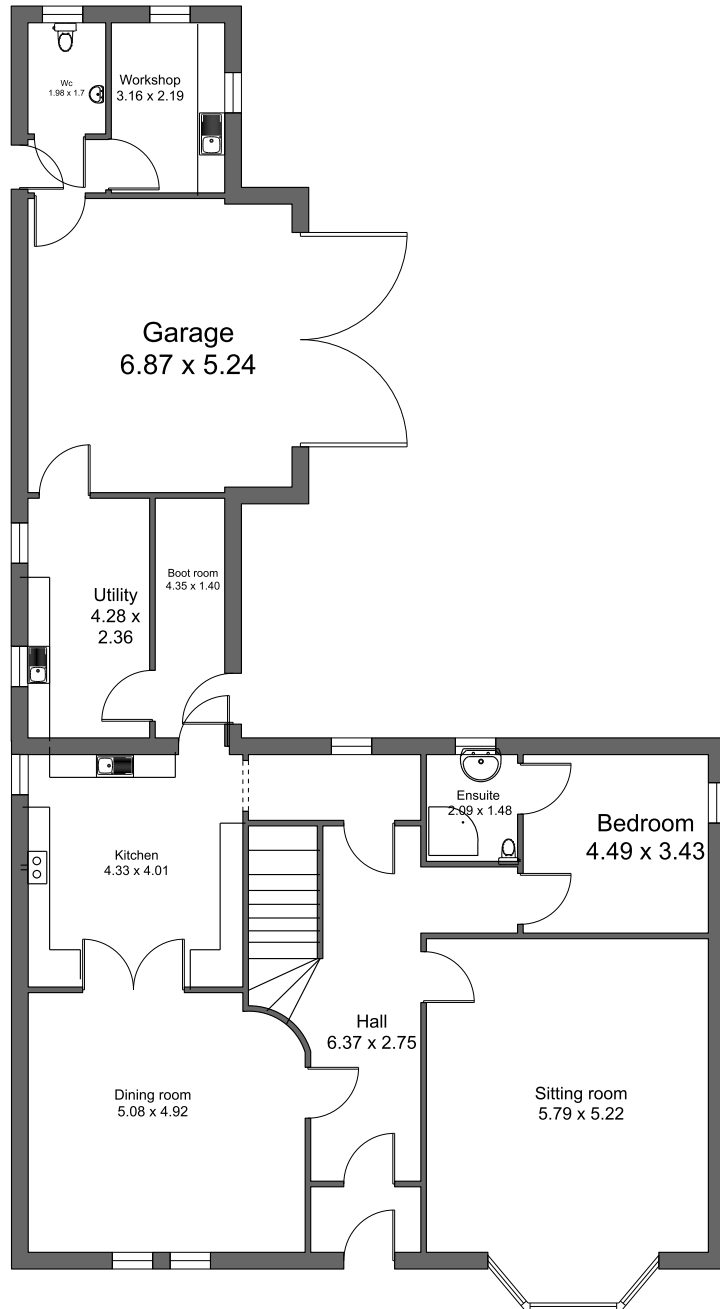
PA28 6NN

SOLICITORS

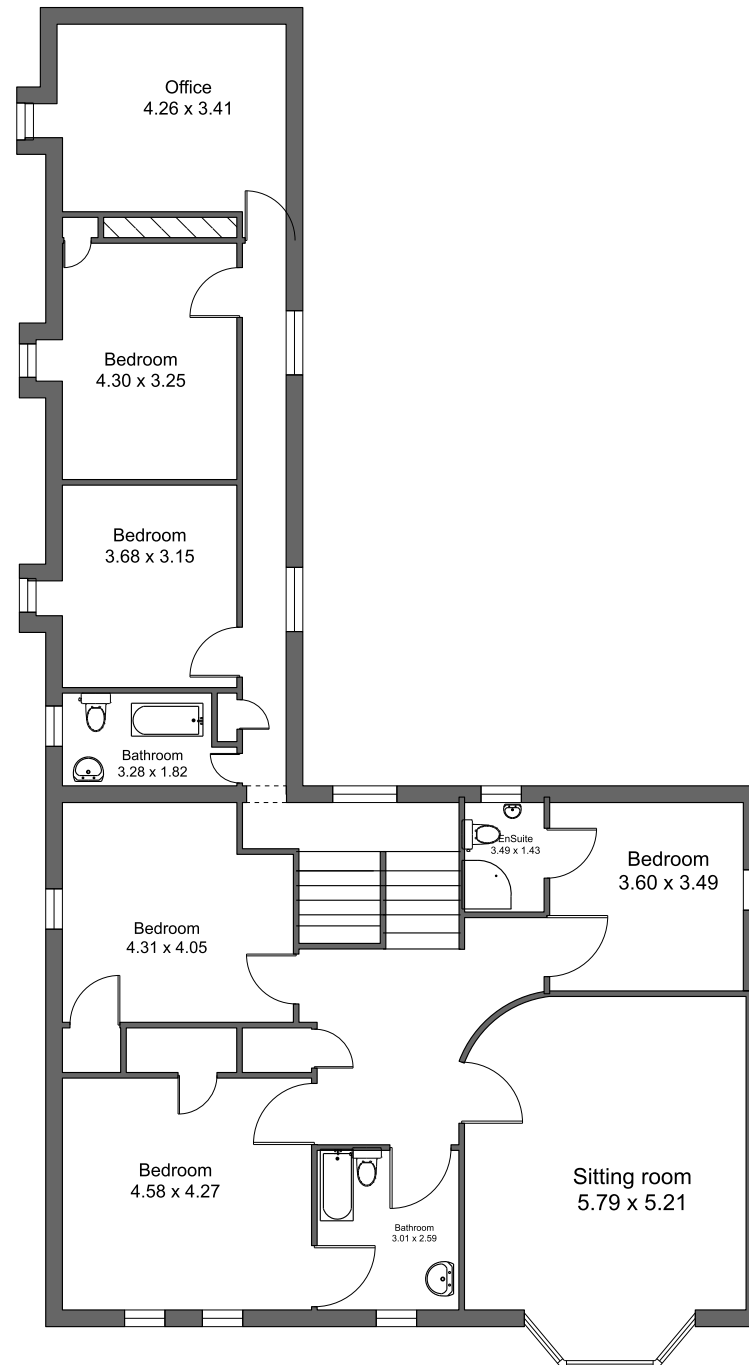
Will Wallace
Balfour and Manson
56 - 66 Fredrick Street
Edinburgh
EH2 1LS
T: 0131 200 1200

LOCAL AUTHORITY

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



Ground floor



First floor

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.











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