



# STONEFIELD HOUSE

KILBERRY ROAD, TARBERT, ARGYLL AND BUTE

**Galbraith**







# STONEFIELD HOUSE, KILBERRY ROAD, TARBERT, ARGYLL AND BUTE

Large country home with outstanding views

Tarbert 1 mile ■ Lochgilphead 14 miles ■ Glasgow 98 miles

- 4 reception rooms, 9 bedrooms
- Spacious accommodation over three levels
- Traditional built property with original features
- Set in a private and scenic rural position
- Outbuilding, stable block and large garden



**Galbraith**

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 **OnTheMarket**



### SITUATION

Stonefield House sits in a private position overlooking West Loch Tarbert and the surrounding countryside. The rural village of Tarbert is just a mile to east of the property and has a host of local amenities including a Co-op, local shops, restaurants, cafes, pubs, hotels, medical centre, dentist and the Tarbert Harbour and moorings. The local primary and Secondary school are also based in the village next to the local football club and village park. With regular ferry connections to Portavadie. The Kennacraig terminal to the islands of Islay and Colonsay is nearby. North of the property is the town of Lochgilphead with further amenities and including shops, supermarkets, hospital and vets and schools. The City of Glasgow is about 98 miles southeast of the property by road or via ferry connections 60 miles. Glasgow has large shopping outlets, businesses, landmarks, entertainment and sporting facilities. Glasgow Airport is located just outside the city with daily domestic and international flights to Europe and beyond. The property is accessed from the minor public road the B8024 from the A83 up a section of private treelined driveway with a cattle grid at the entrance.

### DESCRIPTION

Stonefield House is a large, country home which stand proudly in an incredible location with enviable views of the surrounding countryside and West Loch. It would make the ideal family home with spacious accommodation over three levels, 9 large bedrooms and 4 reception rooms that could be used for a variety of purposes. Through the front door you enter the porch with space for shoes and jackets and a WC, this leads you into a large welcoming hallway. Off the hallway on your left you find the lounge, with large bay windows and natural light pouring in. The music room and dining room are also on your left with a second dining area, utility and kitchen leading from the hallway on your right. From the utility room there is a second entrance and a shower room. Off the kitchen towards the back of the house is a storeroom and boiler room with direct access to the adjoining double garage and potting shed. The stairway is at the end of the hallway next to the kitchen and leads you up to the first floor with 5 bedrooms including the master bedroom with en-suite and dressing room. There is also a shower room and family bathroom on the first floor. Continuing up the stairs to the second floor there is a further 4 bedrooms and 2 small 'box rooms' that are flexible accommodation and could be used as additional storage or office spaces. The property needs extensive renovation and repairs but has the potential to be a beautiful family home.

### ACCOMMODATION

Ground Floor: Porch, hallway, lounge, music room, dining room, small utility area, WC, shower room, porch, utility, dining room, kitchen, storage areas, boiler room, storeroom

First Floor: Master bedroom with en-suite and dressing room, four bedrooms, shower room and family bathroom, storage area

Second Floor: Further four bedrooms, two box rooms and storage area

### GARDEN AND GROUNDS

The grounds at Stonefield House extend to approximately 1.02 Ha (2.52 Acres) in total. There is a shed that would be suitable for storage of machinery and an old stable block. There is ample parking at the property and a double garage. The garden to the front is mostly laid to lawn with parcel of shrubs and trees.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil	Band H	Band F34	CTTC	YES

### FLOOD RISK

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

### POST CODE

PA29 6XY





### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/estate.alpha.onlookers>

### SOLICITORS

Elizabeth McFadzean – Gillespie MacAndrew – Broxden House, Lamberkine Drive, Perth, PH1 1RA

### LOCAL AUTHORITY

Argyll and Bute Council, Kilmory, Lochgilphead, Argyll, PA31 8RT

### 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.

### HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.









#### 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 July 2025.

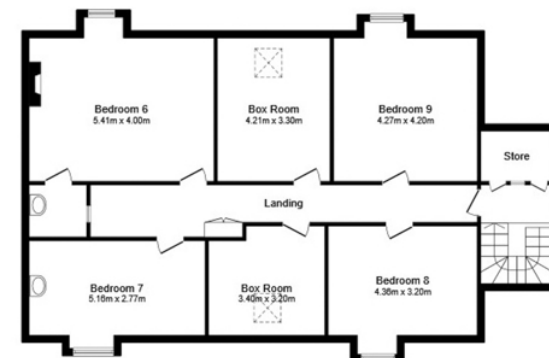




Ground Floor



First Floor



Second Floor









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