

An aerial photograph of a farmstead in a rural landscape. The foreground is dominated by a large, open field of tall, golden-brown grass. In the middle ground, a modern, grey, multi-level building with a flat roof and a chimney stands out. To its right, a smaller, white, single-story house with a gabled roof is visible. Further back, another white house is partially obscured by trees. The background features rolling green hills and a coastline with a blue sea under a clear sky. The Galbraith logo is in the top left corner.

Galbraith

COULAGHILTRO FARMHOUSE

KILBERRY, BY TARBERT, ARGYLL

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A good-sized family dwellinghouse in a fabulous coastal location in South Knapdale

Tarbert 15 miles ■ Lochgilphead 20 miles ■ Glasgow Airport 99 miles

- 3/4 bedroom detached property in need of some modernisation
- A good area of garden ground and fine views to the west to Jura and beyond
- Located in a rural yet accessible location close to local amenities

About 0.2 Ha (0.5 Acres) in total

For Sale as a Whole

Galbraith

Stirling
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 OnTheMarket







SITUATION

Coulaghaitro Farmhouse is a good-sized family dwellinghouse in need of some modernisation, and is situated just to the north of the small hamlet of Kilberry. Excellent local services and amenities are on hand in Tarbert. These include shops, bars, restaurants, hotels, primary and secondary schools, and local health facilities. Lochgilphead provides further retail outlets, and also a swimming pool and a small hospital. There is a twice-daily bus service to and from Tarbert, with an excellent five times a day service from Tarbert to Glasgow.

Argyll is a county offering a wide range of recreational pursuits. There are a number of walks throughout the area, and the B8024 public road which passes through Kilberry forms part of the Sustran cycle network. For the golfer there are 9-hole courses at Tarbert and Lochgilphead, in addition to the 18-hole championship course at Machrihanish, and the new Machrihanish Dunes, both of which are close to Campbeltown on the Kintyre peninsula. The area enjoys a mild climate being on the Gulf Stream, with several beautiful beaches close by.

METHOD OF SALE

The property is offered for a sale as a whole.

COULAGHAILTRO FARMHOUSE EXTENDING TO ABOUT 0.2 HECTARES (0.5 ACRES)

Coulaghaitro Farmhouse occupies an elevated position and enjoys excellent coastal views to the west. The property is understood to have been constructed in the 1950s, with block walls under render, and a composite tile roof. The spacious accommodation is laid out over a single floor and approached via a glazed door to the rear which opens into

a wide entrance hall. Three good sized bedrooms are located off a single corridor to the left of the entrance, all of which have internal fitted wardrobes. There is also a well appointed family bathroom with WC, bath, shower cubicle and wash hand basin.

Facing west towards the coast is a dining room, which could be utilised as a fourth bedroom, and adjacent to that a large living room. The living room has an open fire, and direct access through to a large dining kitchen. The kitchen has a range of floor and wall units but would benefit from being updated to reflect modern living.

A small cloakroom, utility and pantry are located opposite the kitchen, with two further doorways to the garden from the house. Surrounding the house is a large area of garden ground, mainly laid to lawn, and the house is approached via a shared private drive from the public road past Coulaghaitro steading. The access road is shown in blue on the sale plan and maintenance will be on a shared basis according to the extent of use. The total area for sale extends to approximately 0.2 Hectares (0.5 Acres).

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

It should be noted that access will be granted along the access track marked in blue on the sale plan within these particulars. Further details are available upon request.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Council Tax	EPC
Private	Mains	Septic Tank	Oil & Open Fireplace	Band F	Band E(49)



DIRECTIONS

From Lochgilphead, follow the A83 south and approximately 2 miles south of Ardrishaig, turn right on to the B8024 for Kilberry. Follow the road for approximately 14 miles before reaching the Crear Burn. Coulaghailtro Farmhouse and the steading is located a small distance further south on the left.

POST CODE

PA29 6YD

SOLICITORS

Miller, Beckett & Jackson
190 St Vincent Street
Glasgow
G2 5SP
T: 0141 204 2833

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.

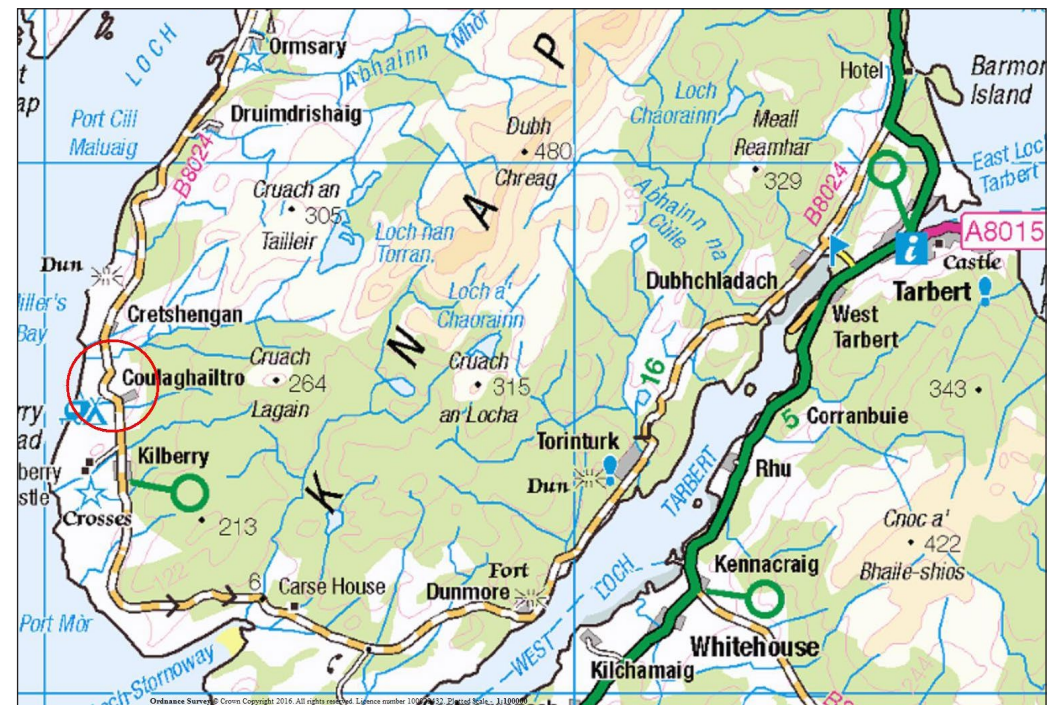
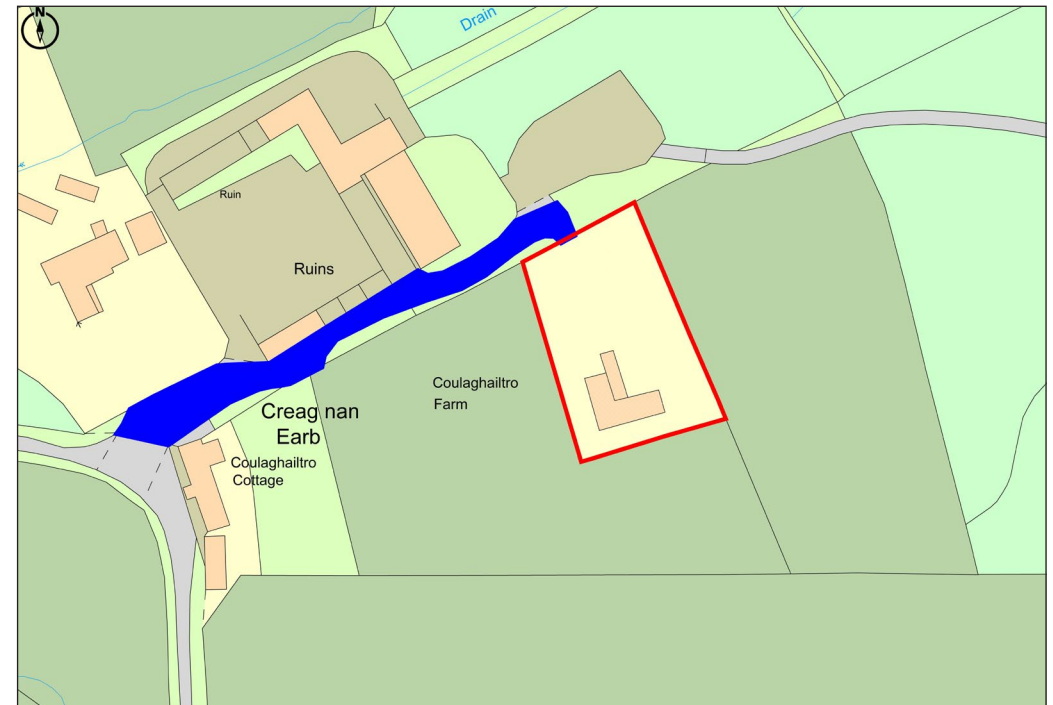
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

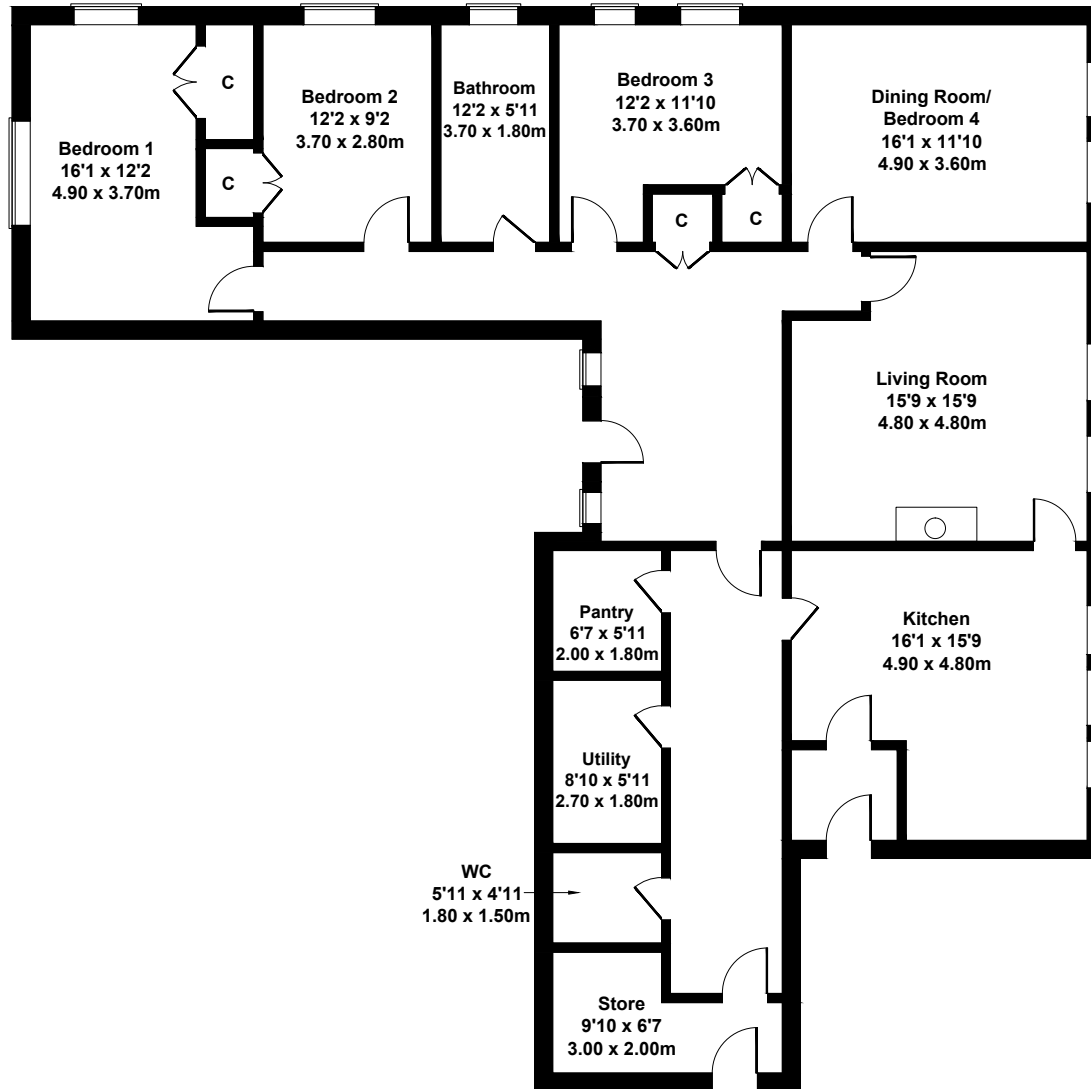
IMPORTANT NOTES

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 September 2021 and May 2023 8. Brochure prepared September 2023.



Coulaghaitro Farmhouse, Kilberry

Approximate Gross Internal Area
1862 sq ft - 173 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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