



GLENCREGGAN HOUSE
Glenbarr, By Tarbert, Argyll







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Elegant Listed Edwardian Country House standing in about 58 Acres with wonderful views towards Islay.

Summary of Accommodation

Ground Floor – Entrance Porch and Reception Hall, Drawing Room, Dining Room, Sitting Room, Kitchen with Aga, Utility Room, Cloakroom.

First Floor – Bedroom 1 with ensuite Bathroom, Bedroom 2, Bedroom 3/ Dressing Room, Bedroom 4, Bathroom, Study, Principal Bedroom with ensuite Bathroom and Dressing Room.

Second Floor – Bedroom 6 with ensuite, 6 Further Bedrooms, Bathroom, former Kitchen.

Wonderfully proportioned rooms with an impressive array of period features.

Would benefit from modernisation and refurbishment.

Double Garage and outbuildings.

Gardens including sweeping lawns, partly walled garden, all-weather tennis court and broadleaf woodlands. About 30 acres of grazings. Lochan. About 23 acres of woodlands. Former stone outbuildings.

Wonderful coastal views out to Islay, Jura and Gigha.

**About 58 Acres in All.
For Sale as a Whole.**

Tarbert 25 miles, Campbeltown 13 miles, Westport Beach 7 miles, Campbeltown Airport 11 miles, Glasgow 125 miles. Distances Approximate.





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Situation

Glencreggan is situated within the Glenbarr Parish of Kintyre in Argyll. Glenbarr Primary School is within walking distance and the nearby village of Muasdale has a general store. The Kintyre coastline has many attributes, but most notably the popular surfing beach of Westport with its miles of sandy expanse, is within 10 minutes' drive.

The scenic village of Tarbert, well known for its annual yachting series, offers a good range of village shops, as well as secondary schooling and a regular ferry service to Portavadie on the Cowal Peninsula. Campbeltown is the principal local town some 13 miles to the south; originally famous for its many whisky distilleries, the town has in recent years enjoyed a welcome resurgence with a number of regeneration initiatives, as well as a number of new distilleries in the pipeline. In addition, Campbeltown has a good range of retail facilities as well as professional services and is also home to a busy harbour as well as possessing a restored Art Deco cinema and leisure centre. Machrihanish Airfield (Campbeltown Airport) offers daily services to and from Glasgow. Machrihanish Golf Course is one of Scotland's classic links golf courses, widely regarded for having the best opening hole in world golf. The neighbouring Machrihanish Dunes Golf Course is a further addition to the Kintyre golfing scene and there are enjoyable and scenic courses at both Southend and Carradale.

Kennacraig by Tarbert offers ferry services to Islay and Jura and there are further ferry services from Claonaig on the east coast of the Kintyre peninsula to Lochranza on Arran as well as nearby Tayinloan to Gigha.

Historical Note

Glencreggan House was originally built in 1743 by the Eddington family. In 1906 the house was largely burnt to the ground following a winter storm. Thereafter, Glencreggan House was rebuilt in the early 20th century to a design by the renowned Scottish architect James Miller (1860-1947). Miller had established his Glasgow practice in 1893 and was notable for producing a wide range of well-known buildings throughout Scotland. Amongst the most notable of Miller's buildings were Gleneagles and Turnberry Hotels, Wemyss Bay railway station and Hampden Park football stadium. It is understood that the current double garage was the former/original Billiards Room.



General Description

Glencreggan is a handsome B-Listed Edwardian country house notable for its Edwardian style with well-proportioned principal rooms and benefiting from extensive natural light including many rooms with double aspects. The house would benefit from general modernisation and refurbishment but offers a superior fabric.

Glencreggan is marked by a high stone wall that borders the A83 and red sandstone gate pillars announce the entrance to the south drive. The driveway approaches through established broadleaf policy woodlands to a large gravel sweep, which continues around to the rear of the house. Broad stone steps rise to a double leaf entrance door with ornamental stone overmantel incorporating Doric style detailing providing entry to a panelled entrance porch with internal raised door and side panels to a broad and welcoming reception hall with fireplace housing a solid fuel stove (not functioning) and a broad stone staircase with cast iron balusters and mahogany handrail rising to the first floor. To the side an impressive double drawing room with double aspect to the south and tripartite window to the west overlooking the Atlantic Ocean towards Islay, creates a light and airy room. A sprung oak floor is augmented by period style radiators, cornice and ornamental timber mantelpiece framing a raised cast iron basket grate fireplace.

The dining room is a further elegant reception room with double aspect to west, fireplace (disused) and oak flooring alongside a high ceiling with cornice. To the rear a sitting room completes the ground floor reception rooms and is a further well-proportioned public room with fireplace housing solid fuel stove and double aspect to the south and benefits from oak flooring. The kitchen adjoins the sitting room and incorporates a range of fitted units as well as a two-oven oil-fired Aga. The ground floor accommodation is completed by a utility room and dog room.

Stone steps lead from the entrance hall down to a lower hall with door to cloakroom with period WC, wine store and further door to double garage with roller door access, a raised panelled ceiling and door to boiler room and additional lower ground floor storerooms.

A broad stone staircase rises to the first floor and an array of well-proportioned bedrooms, many with double aspects and period fireplaces (no longer in use). In more detail, the accommodation comprises principal bedroom with ensuite bathroom and dressing room; 4 further double bedrooms (1 ensuite). The first-floor accommodation is completed by bathroom 3 and study.

The second floor is accessed by two sets of stone staircases rising to an L-shaped landing with further well-proportioned bedrooms incorporating south and west facing dormer windows and lightly coombed ceilings. The second-floor accommodation comprises bedroom 6 with en suite bathroom, bedroom 7, bedroom 8, bedroom 9, bedroom 10, bedroom 11, bathroom 5 and bedroom 12. A number of the rooms could be repurposed for alternative uses, such as a study or sitting room or gymnasium or alternatively a self-contained flat could be created, subject to the appropriate consents being forthcoming.



Gardens

Glencreggan incorporates extensive gardens surrounding the house extending to over seven acres. A notable feature is the thousands of daffodils of numerous varieties which emerge in the spring months to follow the snowdrops.

There is also a partially walled garden with potting shed and greenhouse, alongside an orchard and a neighbouring all-weather tennis court.

Lawns adjoin the house and flank the driveways and an area of predominantly mixed broadleaf woodland lies to the rear of the house and within this area there are three former stone-built outbuildings/bothies, which would be restored/converted to alternative uses, subject to obtaining the necessary planning consents.

Farmlands

The farmlands extend to about 30 acres of permanent pasture and rough grazing. The principal outlook from the house is westwards over 2 fields of permanent pasture. There is a further field of about 7.7 acres of rough grazings to the north of the house with an access track skirting this field leading to the areas of rough grazings, which extend eastwards up the hillside alongside and neighbouring the more broadleaved woodlands and lochan.

The farmlands have been let on annual grazing licences in recent years.

Woodlands

The woodlands at Glencreggan extend to about 23 acres. Surrounding the house are predominantly mixed broadleaves featuring oak, cherry, rowan, sycamore, horse chestnut and ash. A small area of mature conifers lies to the north of the walled garden and the principal woodlands extend eastwards alongside the grazing fields, which run up the hill to the east and northeast of the house. These higher woodlands are predominantly attractive mixed broadleaves flanking the burn which flows down to the woodlands. An attractive lochan has been created, which in the past was actively fished. There are wonderful views from many of the farmlands and policies towards Gigha, Islay and Jura.

Sportings

The lands at Glencreggan offer a range of sporting opportunities. There is scope to fish the lochan. Roe deer are frequently seen. In addition to rough sport, woodcock are frequently seen in the winter months.





GENERAL REMARKS AND INFORMATION

Special Note

An area of ground to the east of Glencreggan Lodge is occupied by Glencreggan House and not as shown on the sale plan.

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Travel Arrangements

From Glasgow take the A82 up Loch Lomondside and then the A83 through Inveraray, Lochgilphead and Tarbert. South of Tarbert continue through the hamlet of Muasdale and the entrance gates to Glencreggan House are on your left-hand side about a mile thereafter and before you reach the hamlet of Glenbarr.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PA29 6UT.

Travel Information

Air

Glasgow Airport; Tel: 0344 481 5555; www.glasgowairport.com
Campbeltown Airport; Tel: 01586 553 797; www.loganair.com

Car Hire

Campbeltown Motor Company; Tel: 01586 552 030 or www.campbeltownmotorcompany.co.uk

Solicitors

Mactaggart Solicitors, Castlehill Campbeltown, PA28 6AR. Tel: 01586 552317.

Local Authority

Argyll & Bute Council, Kilmory, Lochgilphead, Argyll, PA31 8RT. Tel: 01546 605542. Email: enquiries@argyll-bute.gov.uk.

Burdens

Glencreggan House – Council Tax Band H.

Energy Performance Certificate

Glencreggan House – Band G

Environmental Designations

Glencreggan House is Category B Listed by Historic Environment Scotland.

Fixtures and Fittings

The wall lights in the Drawing and Dining Rooms are excluded from the sale.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains water and electricity. Private drainage. Partial oil-fired central heating (Boiler not functional). Note: solid fuel stove in the Reception Hall is not functional.

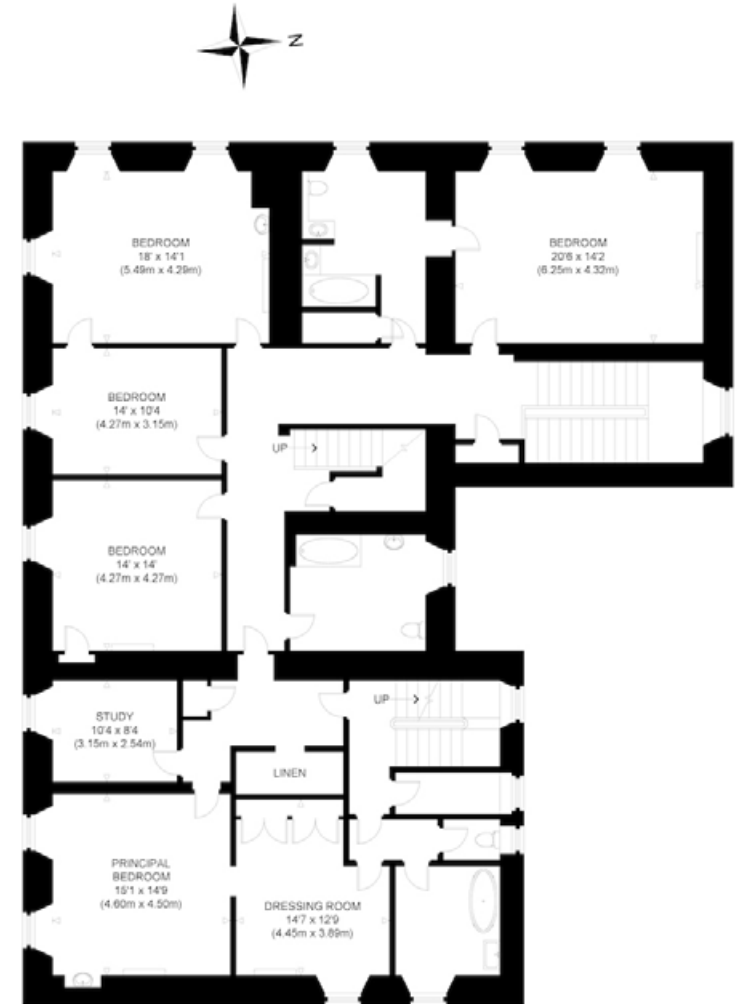
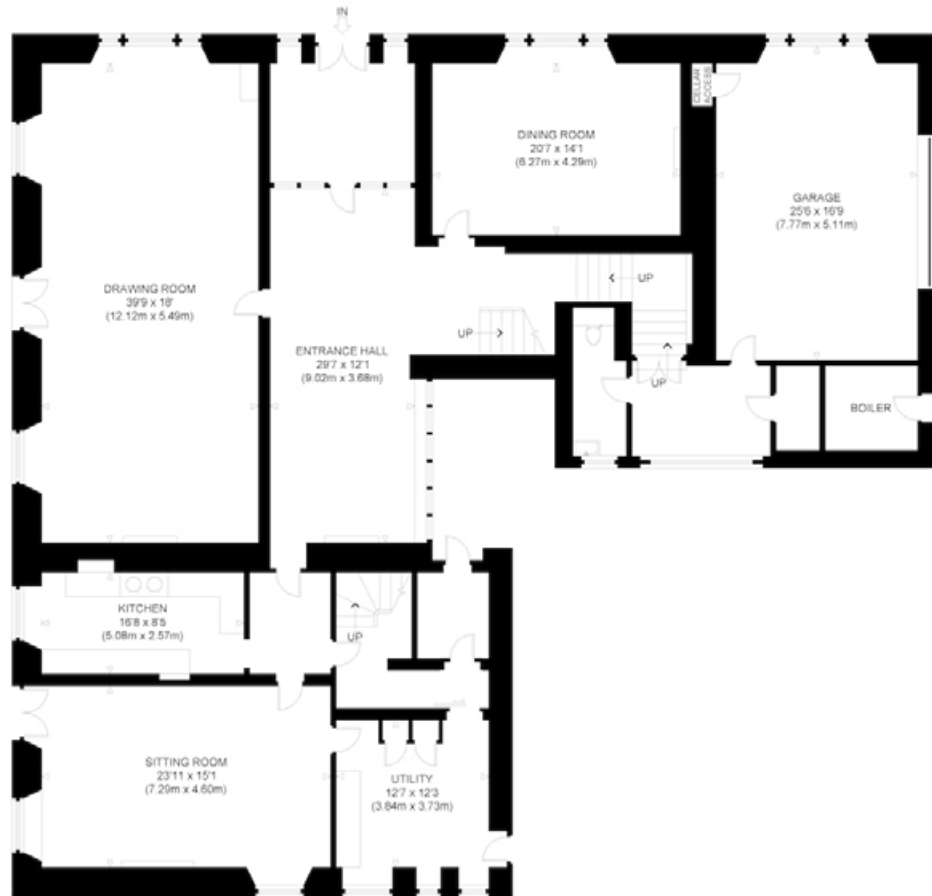
Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.





RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place
Edinburgh
EH3 6DH

Plan produced for Rettie & Co. in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Please note areas within curved and angled walls are approximated.



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 2252 SQ FT / 209.2 SQ M

GLENCREGGAN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 8698 SQ FT / 808.1 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are Facebook, com – RettieTownandCountry; Instagram and LinkedIn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.


2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.









Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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