



LEIM FARM

Isle Of Gigha, Argyll And Bute



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A rare coastal gem on the Isle of Gigha, perched in an elevated position just moments from the beautiful Leim beach and offers fantastic living accommodation in a spectacular part of the world.

Tarbert 23 miles (38km) , Campbeltown 24 miles (38km), Campbeltown airport 22 miles (36 km), Glasgow 124 miles (199km) (All distances are approximate).

Summary of Accommodation:

Ground Floor: Galleried reception, Sitting/Dining Room, Snug, Library, Kitchen/Breakfast Room, Pool room, Utility Room, Bedroom with ensuite shower room, two further bedrooms, store/laundry, Bathroom,

First Floor: Games Room, Observatory, Gym, Principal Bedroom with ensuite bathroom and, Dressing Room, Office, two further bedrooms one with ensuite facilities.

Exterior: Courtyard which offers seating area with a range of shrubs and bushes and a quality south facing greenhouse. The southerly front garden includes rustic charm which compliments the coastal surroundings with trees and shrubs and a meandering path. Large outbuilding/barn providing boat and useful storage space, garage and laundry/store room.



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Situation:

Leim Farm is situated on the southern point of the Isle of Gigha. The Isle of Gigha is the most southerly and one of the most beautiful of the Hebridean islands. It is seven miles long by approximately one and a half miles wide and Gigha is situated three miles west of the Kintyre peninsula, approximately 124 miles from the city of Glasgow. The isle of Gigha is known for its stunning natural beauty, sandy beaches and mild climate. It has a vibrant island community and was part of a community buyout in 2022.

The isle of Gigha is easily accessible via a short ferry crossing via Tayinloan on the Kintyre peninsula.

On the mainland the scenic village of Tarbert, 23 miles is 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 24 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.



General Description:

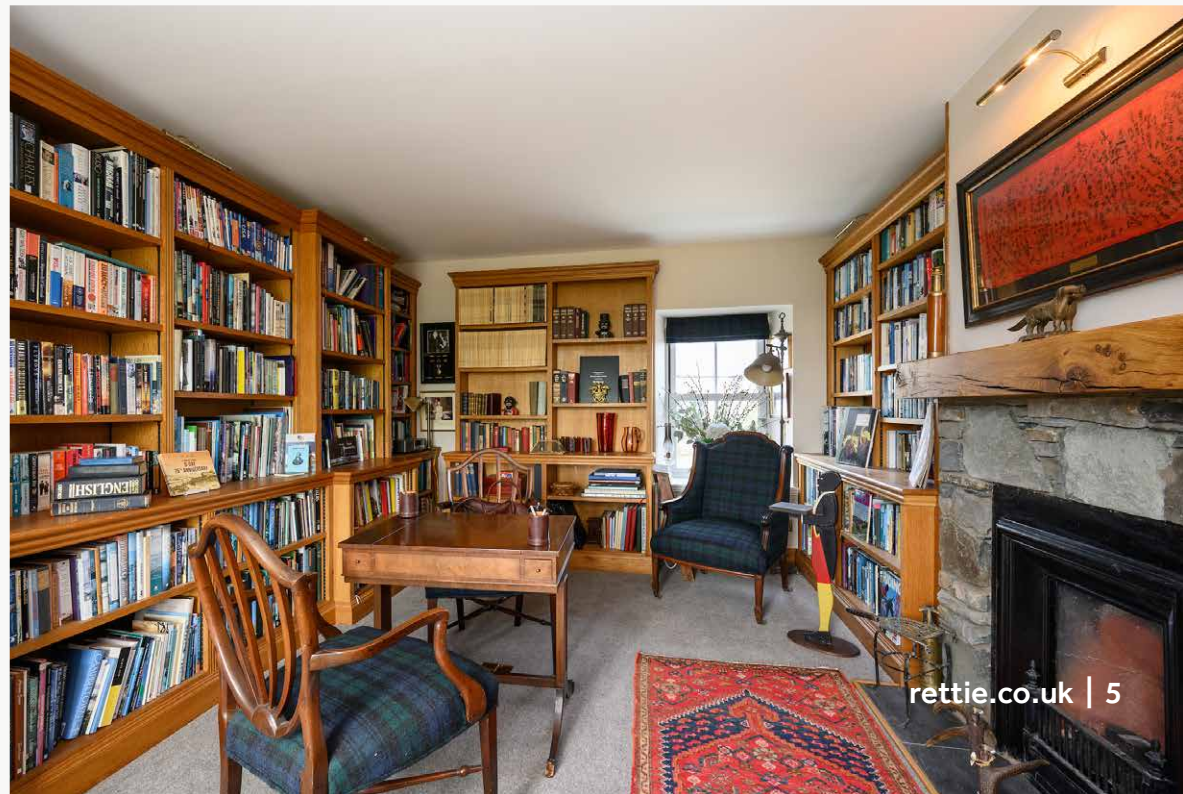
Leim Farm is a coastal gem which sits within its own grounds in an elevated position just a short distance from the beautiful Leim beach. This exceptional coastal property offers the opportunity to experience island living at its finest. Whether you are looking for a private family residence, a tranquil holiday retreat or an income-generating boutique bed and breakfast (subject to any consents which may be required), Leim Farm delivers flexible charm and breathtaking surrounds.

Leim Farm is accessed via a striking double height circular, stone finished reception, and it is from here where the home flows into a spacious open plan sitting/dining room featuring a wall mounted gas fire and a multi-fuel fire. This room is generously proportioned and offers great space with a galleried landing and is perfect whether it is for a quiet evening at home or entertaining. Continuing through the house is the cosy snug with its open fireplace with stone surround and timber mantel and sliding glazed doors have an easterly aspect and open to the garden. Adjacent is a luxurious family bathroom which features a large corner Jacuzzi whirlpool bath. Located, off the sitting/dining room is the remarkable oak panelled library with bespoke bookcases and hides a secret doorway and features a living flame gas fire.

The kitchen/breakfast room is well appointed with custom oak wall and floor kitchen units and is finished with a complementing granite work surface. There is a Mercury dual fuel range, built-in fridge, large island and dresser, along with space for a dining table. Adjacent is the practicality offered by the utility room. In addition, located on the ground floor is a comfortable double bedroom with en suite shower room, further bedroom with separate shower room and WC and a particular feature, is the swimming pool, which is approximately 18 ft in length and has a counter-current system for exercising and the room includes a sauna. Adjoining is a generously proportioned double bedroom.

The first floor includes a dramatic observatory, which enjoys sweeping sea views from its west and south facing windows and opens out onto a generous terrace. The room is fitted with a screen, projector and surround sound. Adjoining is a large store room with dual aspect windows and internal stairs to the garage.

A spacious games room provides space for a snooker table, built-in fridge and sink, perfect for relaxed entertaining.



The master suite includes floor to ceiling windows offering panoramic sea views and access to a private south facing balcony. It includes a large en suite with Jacuzzi bath and walk-in dressing room. Additional rooms at first floor level are a double bedroom with room off and en suite bathroom, nursery, single bedroom and office.

Much thought has been given to the sustainable energy efficient systems within the house, including double glazing, a Stiebel Eltron ground source heat pump, linked solar panels, wet underfloor heating and radiators, supplementary electric immersion water heater and electric underfloor heating in a number of key rooms.

Externally, Leim Farm benefits from an attractive courtyard, which includes a charming seating area, lawns, flower beds, a small pond, and a Hartley Botanic greenhouse and access to a laundry/store room. Additional outbuildings include a large garage and a barn/boathouse with double doors. In addition, there is a private south facing patio, which leads directly off the kitchen. The outside space offers a beautiful space for outside living and their delightful local walks and the property allows for easy access to nearby Leim beach.

GENERAL REMARKS AND INFORMATION

Viewing

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

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PA41 7AD. What3Words: giraffes.songbird.shipyards

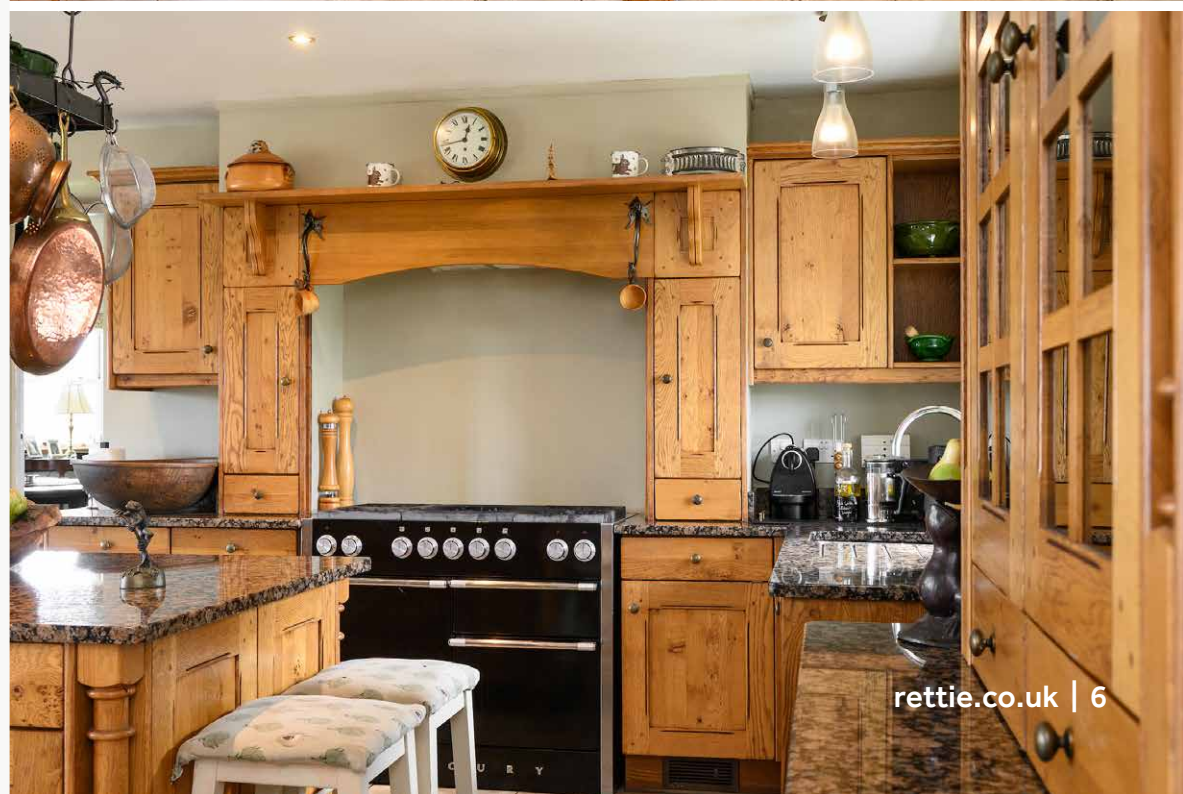
Travel Information

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



Fixtures and Fittings

Entry & Possession

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

Services

Mains water, mains electric, private drainage (LPG TANK?)

Local Authority

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

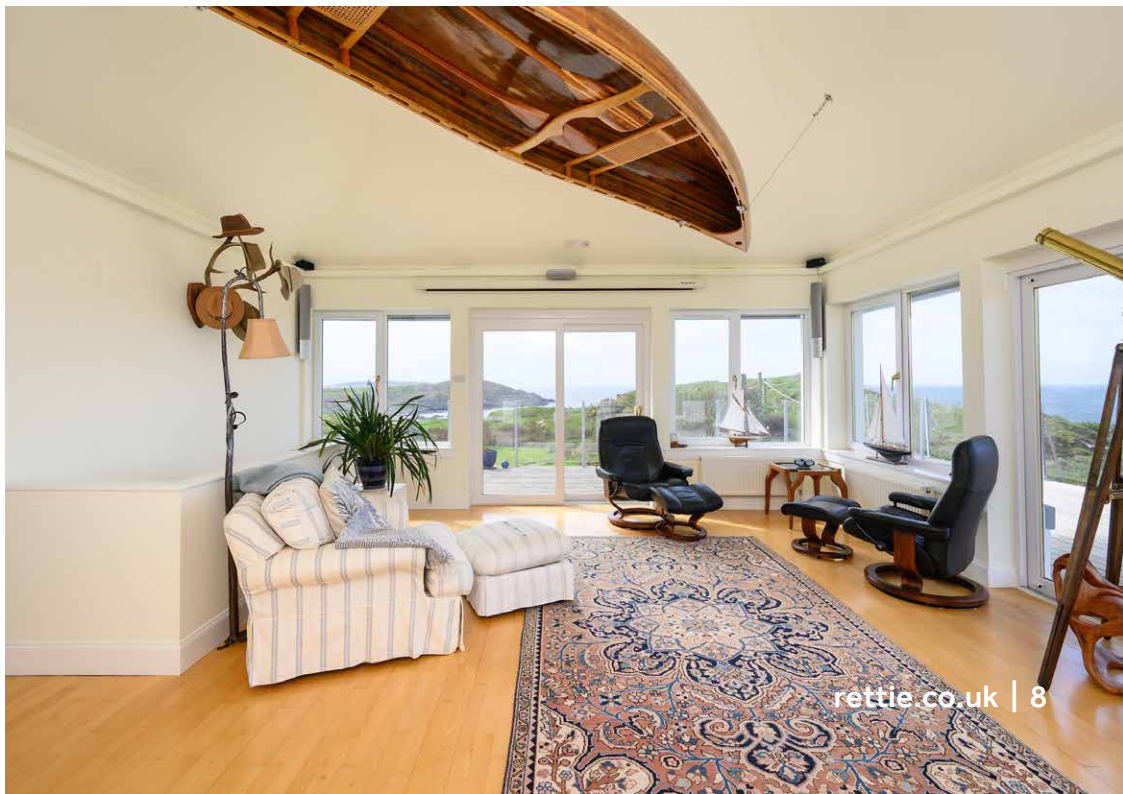
Council Tax

Band G

EPC Rating

Band C





Solicitors

Mactaggart Solicitors
Castlehill
Campbeltown
PA28 6AR
Telephone: 01586 552317

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 Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

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 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](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); 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 Town & Country, 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 they have not entered into contact in reliance on the said statements, that they have satisfied themselves 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.

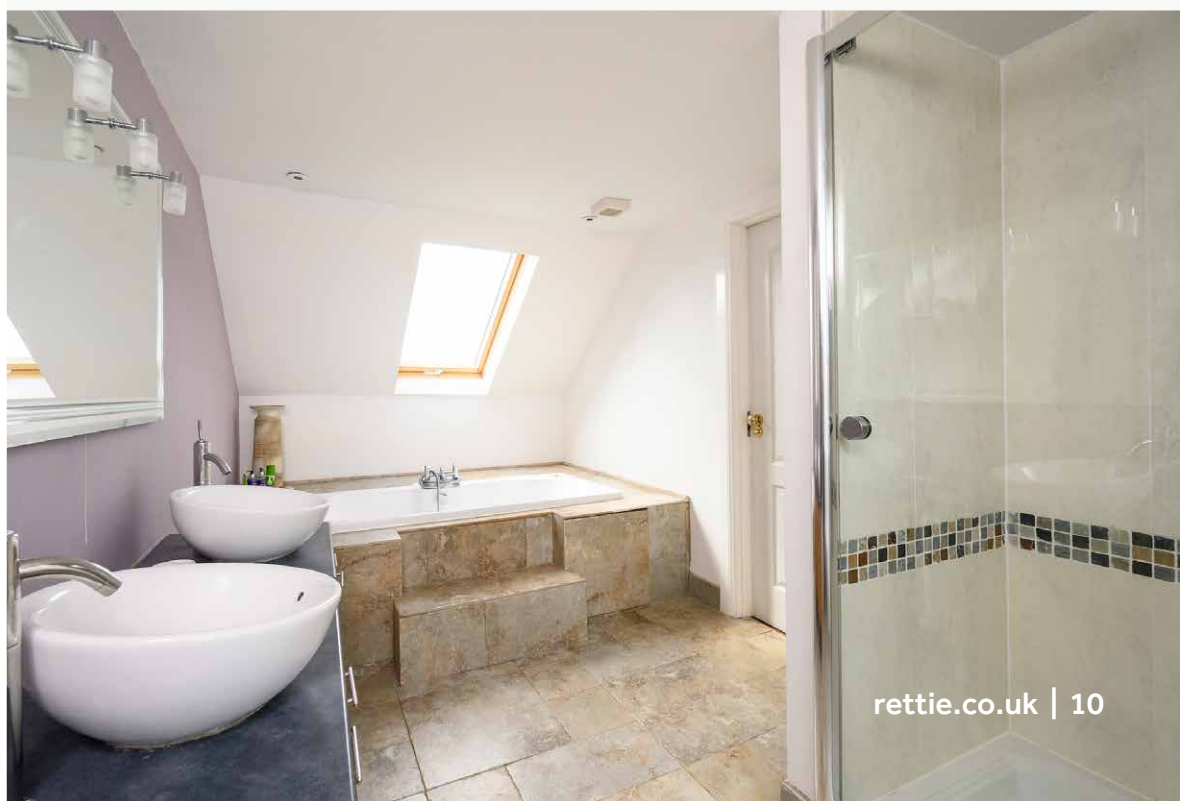
Important Notice

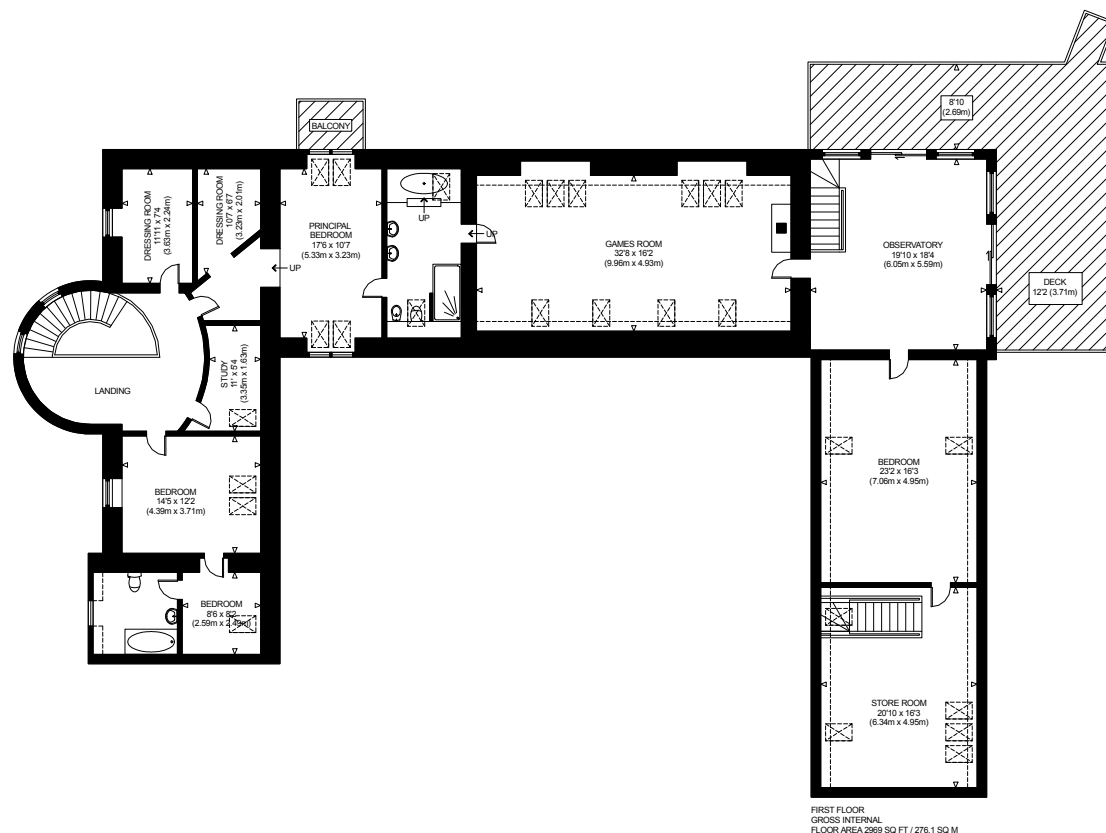
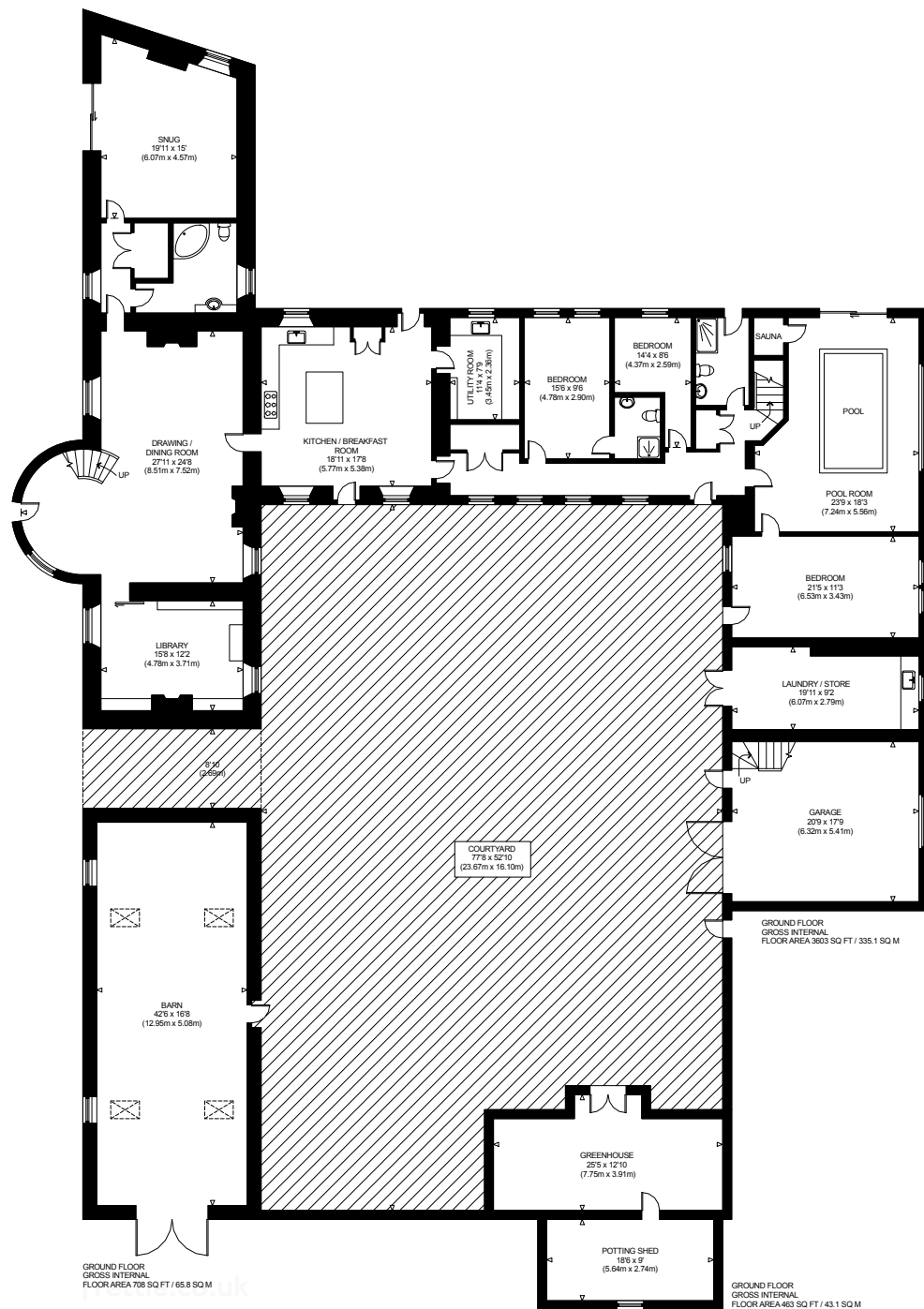
Rettie & Co, their clients and any joint agents give notice that:

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.





LEIM HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 6572 SQ FT / 611.2 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
EXTERNAL OUTBUILDING FLOOR AREA 1171 SQ FT / 108.9 SQ M
TOTAL COMBINED FLOOR AREA 7743 SQ FT / 720.1 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
Copyright © exposure
www.photographyandfloorplans.co.uk







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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