



Bruce Cottage



Tenure
Freehold.

Location
The property is situated within Kilchrist on the Kintyre Peninsula, approximately three miles south of Campbeltown, approximately 140 miles from Glasgow. Set within countryside and 10.4 acres of its own land, the property offers space whilst enjoying easy access to the amenities provided by Campbeltown and surrounding villages. The well regarded Machrihanish and Machrihanish Dunes golf courses are to the west. Campbeltown Airport is approximately 4 miles to the north.

Description
Kilchrist Castle comprises a detached castle occupying a site extending to approximately 4.75 hectares (11.7 acres) of lawned and wooded grounds and is accessed via a private driveway. The building has historically been used as guest accommodation on a self-catering basis, providing rooms for up to 12 guests. Bruce Cottage comprises a detached former gate house set within the aforementioned grounds. In addition, there are garaging/outbuildings together with a barn and storage area.

History
For more detail about the building's history please refer to the Allsop website www.allsop.co.uk

Accommodation
The properties were not internally inspected by Allsop. The following information was provided by the Vendor. We understand the property provides:

Kilchrist Castle
Lower Ground – Kitchen/Dining Area, Office, Wine Cellar and Ancillary Accommodation
Ground Floor – Entrance Hall, Further Hall, Living Room, Dining Room with Butler's Pantry off, Study, Rear Hallway, Bathroom, WC
First Floor – Three Bedrooms, Two Bathrooms
Second Floor – Four Bedrooms, Bathroom

Bruce Cottage
Ground Floor – Reception Room/Kitchen, Bedroom, Bathroom with Shower, WC and wash basin

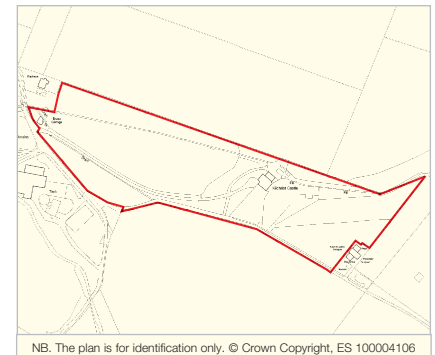
Site Area 4.2 Hectares (10.4 Acres)

Furniture
Furniture is included in the sale price. Please see itemised list supplied via the legal pack for more information.

Campbeltown Kilchrist Castle & Bruce Cottage, Kilchrist, Argyll, Scotland PA28 6PH

- A Freehold Detached Castle and Cottage
- Site extends to Approximately 4.2 Hectares (10.4 Acres)
- Kilchrist Castle provides Seven Bedroom Accommodation
- Bruce Cottage provides One Bedroom Accommodation
- Rural setting but only 3 miles from Campbeltown

Vacant Possession



NB. The plan is for identification only. © Crown Copyright, ES 100004106



To View

Please contact Allsop by sending an email to sam.verity@allsop.co.uk with the subject heading 'Viewing – Lot 152'.

Seller's Solicitor

Messrs Mair Matheson (Ref: AM).

Tel: 01560 321225.

Email: enquiries@mairmatheson.co.uk

VACANT – Freehold Castle and Cottage

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.