



Barmore Farm Cottage and Steading

Stonefield, Tarbert, PA29 6YJ

£1,500,000





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Resurrected from a ruinous state in the 1980s Barmore Steading is a truly wonderful piece of Victorian architecture which, it is believed, was designed by the eminent architect, Sir William Playfair, who was responsible for some of the most prestigious buildings in Scotland, including much of Edinburgh's New Town. Barmore Steading is in the most beautiful of surroundings at the top end of Glenralloch which leads from West Loch Tarbert to the famous Loch Fyne. Barmore consists of a 3-bedroom detached farmhouse, 6 self-catering properties and over 10 acres of land. There is currently planning permission for the erection of 5 dwelling houses on the land; however, the land would be suitable to take great advantage of the location and the boom in tourism by creating, among other ideas, a chalet, glamping or camping site. Barmore Steading has been in operation for many years, firstly as a restaurant and bar and latterly as a holiday let business. The sale of Barmore Steading is a truly unique opportunity to acquire a wonderful lifestyle business with great potential on the West Coast of Scotland.

This business / property is offered on the Scottish equivalent of Freehold.

The property has mains water and electricity. Drainage to septic tank.

An inventory will be compiled to detail all items of a personal nature excluded from the sale and the items that are subject to separate negotiation, this will be available to all parties wishing to offer.









The Business

Barmore Steading currently operates as a lifestyle business to suit the needs of the owners. With three 2-bedroom cottages and three 1-bedroom cottages it operates from Easter through to the end of October. Prices range from £140 to £200 per night. The accommodation is exceptionally popular with tourists exploring the Kintyre Peninsula and Barmore benefits greatly from its excellent reviews, reputation, and good repeat business. The business is run with the assistance of 2 part time members of staff as and when required. There is a great opportunity for new owners to significantly increase revenues or change the direction of the business. Barmore has previously successfully been run as a bar and restaurant and it would be relatively straightforward to re-establish a restaurant with rooms, which is proving to be a very popular and successful business model. The carpark and entrance have been created to cater for a substantial hospitality venue. Barmore would also make a great events venue with its large lawns suitable for the erection of a marquee. At the rear of the property is 10 acres of land which currently has planning permission for the erection of 5 dwelling houses. The site would be suitable for a camping/caravan site; development of bespoke glamping pods or chalets to enhance the hospitality business. There are endless opportunities for Barmore Steading. The business trades beneath the VAT threshold. Accounting information will be released after formal viewing has taken place. The business is run to suit the owners' lifestyle and is closed for approximately half the year.

The Property

The detached farmhouse dates back nearly 250 years and is of solid stone construction set in approximately 2.5 acres of private gardens. Entrance to the property is via a glazed front porch and into the main hallway. On the right-hand side is the cosy lounge with open fireplace and dual aspect windows which benefits from stunning rural views. On the opposite side is a traditional country style kitchen / diner with wood burning stove and windows overlooking the mesmerising burn. There is a utility area and shower room at the back and side entrance to the garden. A stair leads from the dining area to the first floor where there are 3 spacious bedrooms and a family bathroom. The letting accommodation consists of 6 cottages that open onto a central courtyard. (5 are currently in use with one mothballed for storage) The steading was transformed from a ruinous state over 35 years ago and has been completed to the highest of standards. Each cottage has been individually designed to make the best use of its original features. They include modern kitchens, living areas with wood burning stoves and either one or two sumptuous bedrooms. All the cottages are accessed from the rustic central courtyard.



External

In total there are approximately 12.5 acres of land. The cottage is on a separate title plan and benefits from 2.5 acres of land which includes a running burn and woodland. It also has its own private driveway. The steading has a large area of lawn to the front and carpark to the side that can easily accommodate 20 vehicles. The driveway and road access are suitable for a substantial hospitality business. The land with planning permission is accessed via a road at the side of the carpark. It benefits from an elevated position with some outstanding views over the surrounding countryside.

Situation

Barmore Steading is located a short distance from the charming and picturesque village of Tarbert, which is considered to be the gateway to the peninsula of Kintyre. Surrounded by rugged hills and a natural harbour Tarbert is host to Scotland's largest sailing regatta, the Scottish Series as well as a number of festivals and community events throughout the year. There are lots of independent shops, cafés and restaurants overlooking the harbour in addition to a supermarket and banking services.

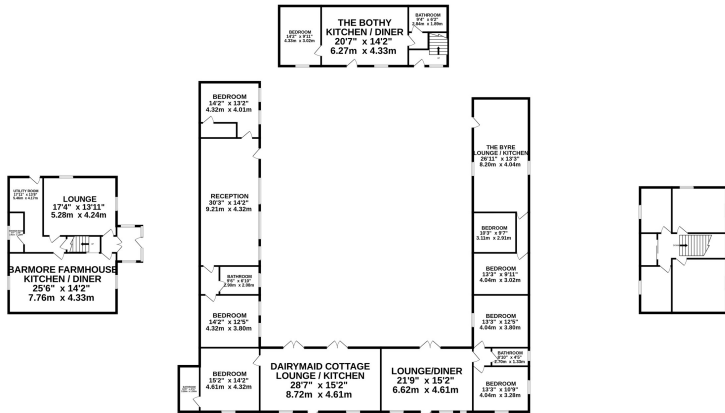
Tarbert offers local schooling at nursery, primary and secondary level. There is a short 9-hole golf course outside the village and two major golf courses at Machrihanish, including the Machrihanish Links, which is considered by many to be one of the best in the country. There are also a great many outdoor activities for enthusiasts including cycling, sailing, kayaking, fishing, stalking, and shooting.

Tarbert is popular with overnight visitors as it is the last stop before the ferry service to Islay, famed around the world for its whisky. Campbeltown, approx. 40 miles to the south, is also home to some world famous distilleries with plans for 2 new ones to be built. The airport there offers regular flights to and from Glasgow Airport, which has a great range of national and international flights including many destinations in North America, the Middle East and Mainland Europe.

The main local hub is the town of Lochgilphead, approximately 14 miles to the north and the administrative centre of Argyll and Bute. Facilities include a swimming pool, a sports centre, a hospital, supermarkets and a nine-hole golf course. The town is approximately 100 miles from Glasgow, a road journey that takes in some of the most breath-taking scenery that Scotland has to offer.

GROUND FLOOR
4328 sq.ft. (402.1 sq.m.) approx.

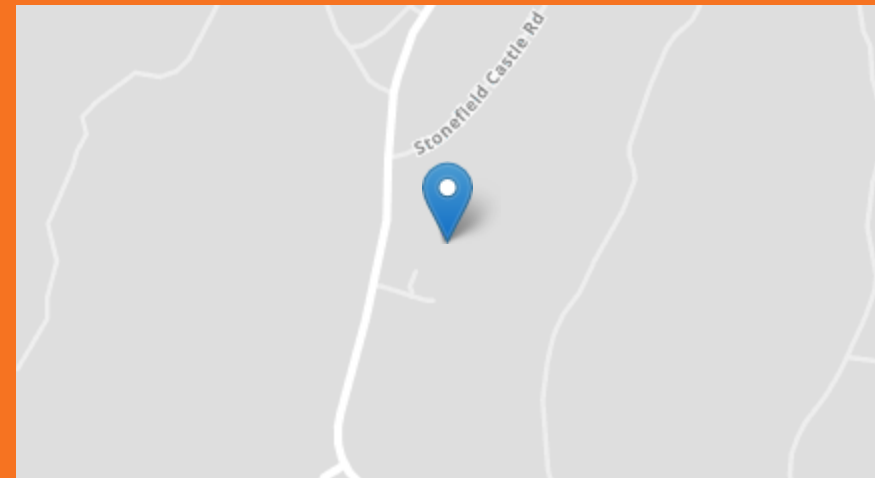
1ST FLOOR
1169 sq.ft. (108.6 sq.m.) approx.



BARMORE FARM COTTAGE AND STEADING, STONEFIELD, TARBERT, PA29 6YJ

TOTAL FLOOR AREA: 5497 sq.ft. (510.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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